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## **STAFF COMMENTS FOR PLANNING COMMISSION**

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**MEETING DATE:** April 5, 2006

**HISTORIC DESIGNATION:** HD-31

**TITLE:** Housely/Gaither House

**REQUEST:** Recommendation to the Historic District  
Commission for Historic Designation HD-31

**ADDRESS:** 106 North Summit Avenue

**ZONE:** CBD (Central Business District)

**APPLICANTS:** Historic District Commission of the City of  
Gaithersburg

**STAFF PERSON:** Patricia Patula, Planner  
Jacqueline Marsh, Planner

**Enclosures:**  
Staff Comments  
Index of Memoranda  
Exhibits

## COMMUNICATION: PLANNING COMMISSION

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**MEMORANDUM TO:** Historic District Commission

**FROM:** Patricia Patula, Planner  
Jacqueline Marsh, Planner

**DATE:** March 28, 2006

**SUBJECT:** Staff Analysis HD-31 – Historic Designation of the  
Housley/Gaither House  
106 North Summit Avenue

*Section 24-226.c. of the Preservation of Historic Resources Ordinance requires that “prior to the closing of the public hearing record the city planning department shall submit its finding and recommendations to the historic district commission on the proposed designation.” Accordingly, staff submits the following information to fulfill this requirement.*

### **BACKGROUND:**

#### **APPLICANT**

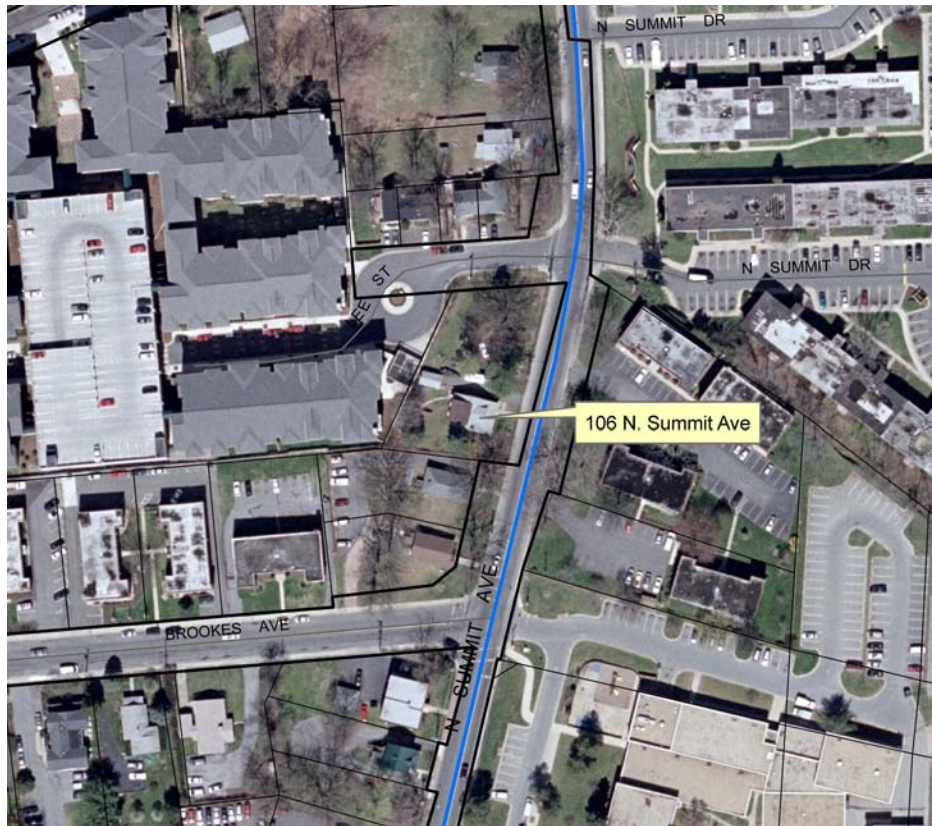
The City of Gaithersburg Historic District Commission (HDC) is the formal applicant for this application. The impetus for this review was the filing of a demolition request by Claudio Joseph, General Manager for Maryland Community Development Trust, LLC.

#### **OWNER**

Maryland Commercial Development Trust, LLC – Claudio Joseph  
5020 Wisconsin Avenue, N.W.  
Washington, DC 20016  
240-508-0774

#### **LOCATION OF THE PROPERTY**

The property, located at 106 North Summit Avenue, is in the Olde Towne District in Gaithersburg, Maryland, and is zoned CBD (Central Business District). Located directly to the north is the redevelopment project Bozzuto at North Summit, which will be comprised of 45 dwelling units, mainly two-over-two condominium units. To the east and west of the subject property are multifamily apartment rental unit buildings. Immediately adjacent to the property coming south, there are two small frame structures that were converted from dwelling units to office space usage.



## **LEGAL DESCRIPTION**

The parcel is identified as:

106 North Summit Avenue  
17,678 square feet, Parcel 773  
Liber 29626, Folio 394  
Tax Account Number 09-201-00833560

## **DATE OF CONSTRUCTION**

According to the Maryland Historical Trust Inventory of Historic Properties Form, prepared by Judy Christensen, the house was constructed between 1929 and 1935.

## **ZONING HISTORY**

The property was zoned R-20 (Medium Density Residential) prior to the rezoning of CBD (Central Business District) effective April 28, 1998.

## **PHYSICAL CONDITION/DESCRIPTION OF THE PROPERTY**

The one and a half story (1-1/2) frame house sits on a two parcel lot of land is located on a near-half acre of land. The house sits upon the south parcel with the northern parcel used as a side yard. A driveway north of the house accesses the property. There is a small accessory building in the rear, northwest of the house that has a chimney and a fireplace with a mantle in it, as well as windows and doors. The site contains a number of mature trees including a notable large white oak tree on the north side lot bordering on Park Avenue.

The dwelling unit at 106 North Summit Avenue is a rectangular craftsman-detailed colonial-style side-gabled building has a full width front porch supported by massive front brick piers and heavy wooden frame arched openings at the front and sides. The porch is covered by the continuation of the roof pitch in the tidewater colonial style. It has a large, central, front-gabled roof dormer with two windows. An exterior brick chimney is on the south façade. The rear façade is a full two stories created by a near-full width roof dormer. This was likely to have been an original sleeping porch. The exterior cladding is brick on the foundation, chimney and first story, and vinyl clapboard siding on the dormers and rear enclosed porches. The moderately-pitched roof is clad with composition shingles. The wide eaves are supported with decorative knee brackets, and have a ventilated siding on the underside. The full width front porch is brick with a concrete floor and massive short brick columns are at each end. A brick half wall with drainage holes forms the balustrade.

The facades are generally regular. The front has a central entry door in the north bay and a pair of windows in the south bay. The south façade has one window in the gable and windows in each bay of the first story. There is a coal chute hatch west of the chimney in the foundation. The north façade has a window in each east and west bay and a side entrance in the center. The rear porches and dormers have been closed with vinyl siding. The windows in the enclosed rear porch are one-over-one modern windows while the dormer and others are six-over-one and are probably original.

## **MASTER PLAN CONSIDERATIONS**

The 2004 Olde Towne District Master Plan gave the parcel consideration in its proposed recommendations and improvements in the **Sector 5** section:

“Sector 5 is a large area characterized by multi-family dwellings with a few City-owned, underutilized parcels along Summit Avenue. Much of Sector 5 is proposed to remain in its existing condition for the near future. However, opportunities for new development and redevelopment do exist within the sector.”

“Several city-owned parcels along the west side of Summit Avenue between Brookes and Park Avenues do offer significant development opportunity in the near-term. The development of these sites into a higher-density residential community of fee-simple town homes and/or two-over-two condominiums would diversity Olde Towne’s housing stock and tenure, as well as improve the visual quality and pedestrian environment of the area.”



The site is also listed in the draft Historic Preservation Element of the City's Master Plan under a list of site on the list of Olde Towne Historic Resources. Under the Historic Preservation Element's "Objectives" a recommendation states to:

"Preserve resources in conjunction with the Olde Towne Master Plan wherever possible. This may include relocation, adaptive re-use integration into new projects, or inclusion in the proposed Olde Towne Heritage District."

### **HISTORY OF OWNERSHIP**

The property at 106 North Summit Avenue is part of the original Deer Park tract patented by Jeremiah Crabb in 1723. The Southern half of Deer Park was primarily associated with the Clopper and Hutton family.

- |      |   |
|------|---|
| 1870 | Mary Augusta (Clopper) Hutton receives 229.5 acres from the Francis Clopper's Deer Park estate                                    |
| 1930 | Wiley and Alberta Housley are listed as the renters of 106 North Summit Avenue, according to the U.S. Census                      |
| 1937 | Wiley and Alberta Housley purchase the land at 106 North Summit Avenue, along with two abutting parcels, from Mary Augusta Hutton |
| 1957 | Alberta Housley dies; Wiley Housley sells the house and land to Elizabeth, Thelma, and Agnes ("Jackie") Gaither as joint tenants  |
| 1986 | Jackie Gaither dies, the house is included in her estate  |
| 1986 | The property is sold to Daniel and Joan Hixon   |
| 2005 | The Hixon's sell the property to The Maryland Commercial Development Trust, LLC   |

### **CHRONOLOGY OF HD-31 RECORD**

The record for the designation of this site documents compliance with provisions set forth in the Preservation of Historic Preservation Resources Ordinance.

- |                   |   |
|-------------------|---|
| December 15, 2005 | Claudio Joseph applies for demolition of 106 North Summit Avenue                          |
| January 8, 2006   | Visit to site by the Historic Preservation Advisory Committee (HPAC) and staff            |
| February 2, 2006  | HPAC reviewed significance and made recommendation to HDC for designation as a local site |
| February 21, 2006 | HDC holds policy discussion for staff guidance on 106 North Summit Avenue                 |
| February 24, 2006 | Legal ads placed, property posted   |
| March 20, 2006    | Joint Public Hearing held by Historic District Commission with Planning Commission        |
| March 28, 2006    | Planning Commission record closed   |
| March 30, 2006    | Staff Analysis prepared and submitted to the record                                       |
| April 5, 2006     | Recommendation to HDC by Planning Commission  |
| April 13, 2006    | HDC record closed   |
| April 18, 2006    | Policy Discussion by HDC  |

## **STAFF EVALUATION:**

### **RECOMMENDATION FOR APPROVAL**

**Staff recommends approval of Historic Designation HD-31, for the designation of the Housely/Gaither House, at 106 North Summit Avenue, Gaithersburg, Maryland, as a local historic site.**

The property meets the following criteria for historic designation as stated in the Preservation of Historic Resources Ordinance, Section 24-226, of the City Code.

**(1) Section 24-226(b)(1) Historical and Cultural Significance.**

**The historic resource:**

- a. Has character, interest or value as part of the development, heritage or cultural characteristics of the city and county**
- c. Is identified with a person or a group of persons who influenced society**

This popularized craftsman-style residence at 106 North Summit Avenue, was one of the second generation houses built by old Gaithersburg families in the new commercial area of Gaithersburg developed after the railroad opened in 1873. Its history shows the residential expansion of this area of Gaithersburg north on Summit Avenue reflecting how the City was growing at the time that it was built. It was owned by families connected with the Briggs and Gaither families who were among the founding families of the City. There are very few buildings left in the City with connection to the Gaither family, their ancestor being Benjamin Gaither, after whom the City is named.

In 1937, William and Alberta Housely bought both parcels, each close to 9,000 square feet, from Mary August Hutton, member of another of the founding families. Based upon the 1930 census, it is assumed that the Housely's were living in the house at that time, setting the construction date about 1929. Alberta Housely was the daughter of Samuel Benjamin Briggs and granddaughter of John Wesley Briggs, both prominent and influential citizens in their day.

The Gaither descendants who purchased the house in 1957 lived there for almost thirty years, well establishing the name to the homestead. The particular Gaither owners of the property were Elizabeth G. Gaither, daughter-in-law of William R. Gaither, who was a cousin to Benjamin Gaither, and her two daughters, Thelma and Agnes, granddaughters of William R. Gaither,. Agnes, known as Jackie and the last to have lived there, was active in City affairs, participating in the U.S. Bi-Centennial Committee in 1975-1976 and the Gaithersburg Centennial Committee in 1977 and 1978. She also was well known for her artistic talents which came to the notice of the population through her awards at the County Fair. This type of family connection to the City's past should not be lost.

Therefore, the site has character and value as part of the development and heritage of the City, and is identified with a group of persons who influenced society.

**(2) Section 24-226(b)(2) Architectural and Design Significance.**

**The historic resource:**

- a. Embodies the distinctive characteristics of a type, period or method of construction**
- f. Embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development**

The circa 1929 one and a half story bungalow is an intact example of a popularized vernacular edition of the Arts and Crafts style. The house retains much of its original materials and embodies the original craftsman style features: bracketed eaves; wide eave overhang; massive tapered square porch columns; tongue and groove beaded siding; wood-sash six over one windows used singly, paired, and in strings of three; plain board window and door surround; and a massive arched front porch. The porch is covered by the continuation of the roof pitch in the tidewater colonial style. The house has a large, central, front-gable roof dormer with two windows and an exterior brick chimney. The colonial-styled side-gabled craftsman house has a full two-story rear façade created by a near-full width roof dormer. This may have originally been a sleeping porch (used in the summer because there was no air conditioning). The exterior cladding is brick on the foundation, chimney and first story, and vinyl clapboard siding (not original) on the dormers and rear enclosed porches. It is in structurally good condition as is the exterior demonstrating quality of materials and workmanship from a bygone era.

The unique outbuilding appears to be original and is unusual in that it has a fireplace and several windows in addition to the entrance door. This may have been used to provide services to the house, such as laundry or a kitchen. The side yard has a semi-paved driveway and mature trees including a notable white oak. The broader environmental setting which surrounds the subject property has been drastically altered with the construction of apartment buildings and townhouses reflecting the ongoing growth of the City.

As stated before, this house was built during the residential expansion on North Summit Avenue. This is one of the last three single family detached dwellings on North Summit Avenue and the only Arts and Craft style home.

Therefore, the structures embody distinctive characteristics of a particular type, period and method of construction as well as embodying design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development.

**SUPPORTING CONSIDERATIONS**

*HPAC support.* The Historic Preservation Advisory Committee (HPAC) supports the designation of the site, because as a historic resource the house meets historic designation criteria, however, the Committee recommends that historic designation should not hinder further development of the site. Specially, the members recommended the buildings (the house and outbuilding) be kept, but not to close off all opportunities for redevelopment or for future construction of the site. The applicant should explore other alternatives and consider different options for the property.

*Tax Credit Eligibility.* Once the property is designated as a local historic site, the property owner will be eligible for tax credit programs for qualifying work. The first is the Montgomery County Historic

Property Tax Credit for Ten Percent of documented expenses for exterior maintenance, restoration, or preservation. The State of Maryland also offers a tax credit to owners of historic properties. This program is administered by the Maryland Historical Trust and provides a twenty percent income tax credit for interior and exterior rehabilitation of a certified structure. The federal level of tax credits will probably not be applicable to this property since the house is not National Register eligible. There is also a lesser known investment credit of ten percent for buildings constructed before 1936 which may be applicable.

*Redevelopment Potential.* Redevelopment of this property would allow the property owner to incorporate the existing structure into the development plans as has been done in other parts of Olde Towne, such as some of the buildings on Russell Avenue and East Diamond Avenue.

Joint Public Hearing March 20, 2006  
Historic District Commission/Planning Commission

**INDEX OF MEMORANDA**  
**HD-31**  
**106 North Summit Avenue**

<b>Number</b>	<b>Exhibit</b>
1.	Application
2.	Maryland Historical Trust State Historic Sites Inventory Form
3.	State Department of Assessments and Taxation Assessment Record
4.	Criteria for Historic Designation, Section 24-226, City Code
5.	Memo dated February 15, 2006, from the Historic Preservation Advisory Committee (HPAC)
6.	Exterior and interior photographs of house and outhouse, taken December 2005
7.	Excerpt from "A Field Guide to American Houses"
8.	Minutes of HPAC meeting of February 2, 2006
9.	Memo dated February 15, 2006, from Planner Patula
10.	Transcript of HPAC recommendation of historic designation at the February 2, 2006 meeting
11.	Statement dated February 2, 2006 from Claudio Joseph
12.	Cover Sheet to HDC for policy discussion on February 21, 2006
13.	Notice to include legal ad for HDC and Planning Commission Joint Public Hearing in the March 1, 2006 and March 8, 2006, issues of <i>Gaithersburg Gazette</i>
14.	Notice of HDC and Planning Commission Joint Public Hearing sent February 28, 2006, to required parties
15.	Mailing list for Joint Public Hearing, sent February 28, 2006

16. DRAFT Minutes from February 21, 2006, HDC meeting
17. Demolition Permit Application filed December 23, 2005 Claudio Joseph, on behalf of Maryland Development Community Trust LLC
18. Olde Towne Address Map
19. Sector 5 Excerpt from Adopted Olde Towne Master Plan of 2005 (map)
20. Sector 5 Excerpt from Adopted Olde Towne Master Plan of 2005
21. Power Point Presentation for HD-31
22. Memo dated March 13, 2006, from the Olde Towne Advisory Committee
23. Letter dated March 20, 2006, from Larry Luhn
24. E-mail with attachments, dated March 23, 2006, from Mary Jo LaFrance
25. Transcript of HDC/Planning Commission Joint Public Hearing, March 20, 2006
26. Staff Analysis (DRAFT)

## HISTORIC DESIGNATION APPLICATION

In accordance with Chapter 24, Article XII of the City Code.

Application Number	<u>HD-31</u>
Date Filed	<u>2-6-06</u>
HPAC Recommendation	<u>2-2-06</u>
PC Hearing	<u>3-20-06</u>
PC Recommendation	_____
HDC Decision	_____
Date of Decision	_____

**SUBJECT PROPERTY**

NAME OF PROPERTY: HISTORIC Housely / Gaither House  
AND/OR COMMON \_\_\_\_\_  
ADDRESS 106 N. Summit Avenue - Gaithersburg, MD 20877  
LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION Russell + Brooke's Addition to Gaithersburg  
TAX ACCOUNT NUMBER 09-00833560

**APPLICANT**

NAME Historic District Commission TELEPHONE 301-258-6330  
ADDRESS 31 S. Summit Ave. Gaithersburg, MD 20877

**OWNER OF RECORD (IF NOT APPLICANT)**

NAME Maryland Commercial Development TELEPHONE 240-508-0774  
ADDRESS 5020 Wisconsin Ave. N.W. Washington, D.C. 20016

**FOR DESIGNATION OF THE ABOVE PROPERTY AS A**

- ☒ Historic Site  
☐ Historic Resource  
☐ Historic District

**SUBMISSION REQUIREMENTS**

1. Maryland Historical Trust State Historic Site Inventory Form
2. Slides of all four elevations and architectural details
3. Photographs (black and white) of all four elevations and architectural details



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M:21-

### 1. Name of Property (indicate preferred name)

historic Housley-Gaither House

other 106 North Summit Avenue

### 2. Location

street and number 106 N. Summit Avenue

not for publication

city, town Gaithersburg

vicinity

county Montgomery

### 3. Owner of Property (give names and mailing addresses of all owners)

name Maryland Commercial Development LLC

street and number 5020 Wisconsin Avenue, N.W.

telephone

city, town Washington D.C.

state D.C.

zip code 20016-4114

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center

tax map and parcel FT52, P773

city, town Rockville, Md

tax ID number 00833560

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
☒ Other: City of Gaithersburg Planning Office, Gaithersburg Community Museum

### 6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<input type="checkbox"/> Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

Number of Contributing Resources  
previously listed in the Inventory





## 7. Description

Inventory No. M:21-

### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

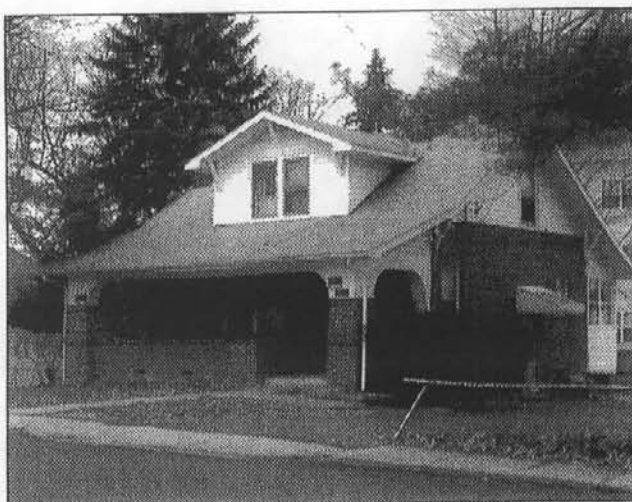
RESOURCE TYPE: ca. 1929 craftsman-style Tidewater Colonial revival single family residential structure

### ENVIRONMENTAL SUMMARY

The subject building faces east on the high point of North Summit Avenue in Olde Towne Gaithersburg. Summit Avenue or Goshen Road in this area is two lanes each direction with curbs and gutters. This block of Summit Avenue was once an area of single family detached dwellings owned by prominent Gaithersburg families. The area has been redeveloped into three and four story multi-family residential units on the east side of Summit, and older single family detached houses used for commercial purposes and rentals on the west side. To the rear is a high-rise apartment complex with an internal parking garage built in 1997. The one and a half story (1-1/2) frame house constructed in 1935 on a two parcel lot of land is located on a near-half acre of land at the corner of North Summit Avenue and Park Avenue on the high point of Summit Avenue from East to West. The house sits upon the south parcel with the northern parcel used as a side yard. A driveway north of the house accesses the property. There is a small accessory building in the rear, northwest of the house that has a chimney and a fireplace with a mantle in it, as well as windows and doors. It may have been a summer kitchen/laundry house and later used for a small rental cottage at one time. No bathroom facilities are evident in this structure. The site contains a number of mature trees including a notable large white oak tree on the north side lot bordering on Park Avenue.

### GENERAL DESCRIPTION

This ca. 1929 1-1/2 story rectangular craftsman-detailed colonial-style side-gabled building has a full width front porch supported by massive front brick piers and heavy wooden frame arched openings at the front and sides. The porch is covered by the continuation of the roof pitch in the tidewater colonial style. It has a large, central, front-gabled roof dormer with two windows. An exterior brick chimney is on the south façade. The rear façade is a full two stories created by a near-full width roof dormer. This was likely to have been an original sleeping porch. The exterior cladding is brick on the foundation, chimney and first story, and vinyl clapboard siding on the dormers and rear enclosed porches. The moderately-pitched roof is clad with composition shingles. The wide eaves are supported with decorative knee brackets, and have a ventilated siding on the underside.



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

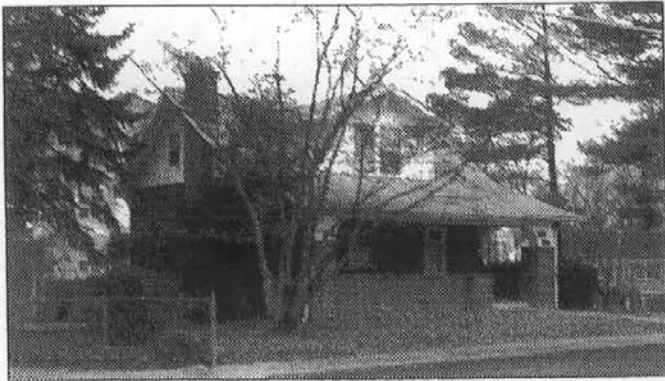
Inventory No. M:21-

Name: 102 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 7 Page 1

Originally the material would have been beaded tongue and groove wainscoting as found in the front porch arch support.



The original siding material may have German tongue and groove wood siding as found on the accessory building. Wood sash double hung 6/1 wood windows predominate and are found singly, paired and in strings of three. The openings do not appear to have been altered on the upper stories. The full width front porch is brick with a concrete floor and massive short brick columns are at each end. A brick half wall with drainage holes forms the balustrade.

The facades are generally regular. The front has a central entry door in the north bay and a pair of windows in the south bay. The south façade has one window in the gable and windows in each bay of the first story. There is a coal chute hatch west of the chimney in the foundation. The north façade has a window in each east and west bay and a side entrance in the center. The rear porches and dormers have been closed with vinyl siding. The windows in the enclosed rear porch are 1/1 modern windows while the dormer and others are 6/1 and are probably original.



This house and its neighbors at 102 and 104 are stylistically related to the English Arts and Crafts Style derived from the philosophies of English advocates such as John Ruskin, William Morris, and the Rossettis. However the pure Arts and Crafts style was available only to wealthy individuals with the means to commission architects, craftsmen, and artists to build to order or the ability to create the items themselves. The subject house is an example of the popularized vernacular edition of this somewhat short-lived style.

In America, Gustav Stickley popularized this style. Stickley embraced the philosophy of the arts and crafts movements in his use of materials in their natural character, rather than embellishing or finishing them to imitate other materials or to change its essential nature. In this regard, the Arts and Crafts and Craftsman movement opposed the features and design of Victorian Gothic and Queen Anne styles as superficial and dishonest. This philosophy would use stone as it comes from the ground in its natural appearance rather than forming it to regular even shapes and polishing it or scribing it to a textured finish. Stickley also embraced the arts and crafts tradition of retaining the visual evidence of hand working and valuing it over a more finished but individually indistinguishable mass-produced item. (See supplement material.) Stickley did not design one type of house, but adapted his philosophies and

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 102 North Summit Avenue, Gaithersburg

Continuation Sheet

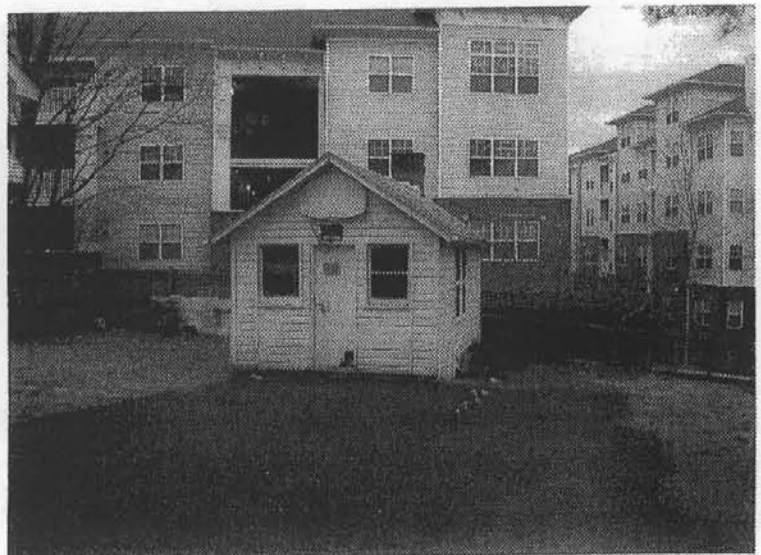
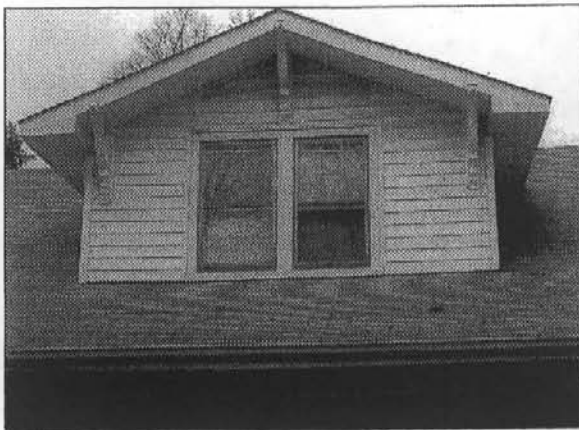
Number 7 Page 2

appreciation of natural forms and textures to many traditional styles of structures including Colonial, chalet, Mission and other forms. In America, Stickley, Greene and Greene, Wright and others embraced this philosophy in custom built houses.

For the less well off, Sears and Roebuck, Montgomery Ward, and numerous other pre-cut "kit house" manufacturers offered examples of craftsman-inspired small houses at affordable prices. This house very likely has roots in one of the kit house manufacturers and was erected on site by a local builder. The vernacular mass-produced craftsman style featured bracketed eaves, wide eave overhang, massive tapered square porch columns, clusters of windows, and other details. The house at 106 North Summit retains its massing and details of the vernacular craftsman-inspired style: wide eaves, tongue and groove beaded siding, windows used singly, paired, and in strings of three, plain board window and door surrounds, and a massive arched front porch.

A summary of the elements of the vernacular American craftsman-inspired style are contained in Virginia and Lee McAlester's A Field Guide to American Houses, New York, Alfred A. Knopf, 1984 and reproduced in the supplemental materials.

Photo #1 (below left) shows the dormer on the west (front) elevation showing the decorative knee brackets and enclosed boxed eaves. Photo #2, below right, shows the driveway and accessory building.





# Maryland Historical Trust Maryland Inventory of Historic Properties Form

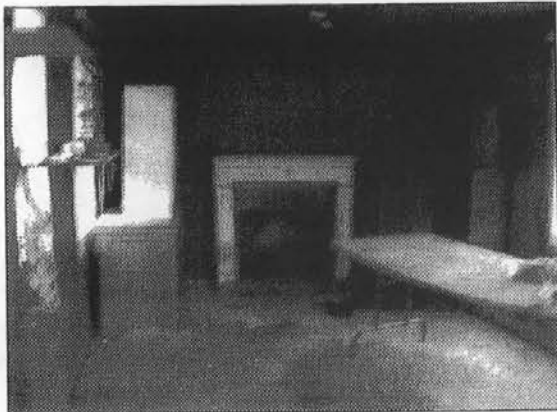
Name: 102 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 7 Page 3

Inventory No. M:21-

Photos 3 and 4: the interior of the accessory building and the oak tree on the north side lot.



This 2003 aerial view of North Summit Avenue looking North shows the older row of single-family detached houses that typified this street on both sides before redevelopment in the 1950s, 1960s and 1970s on the west side and the 1997 mid high rise to the east.

Subject house: 106 N. Summit Avenue



**Maryland Historical Trust**  
**Maryland Inventory of**  
**Historic Properties Form**

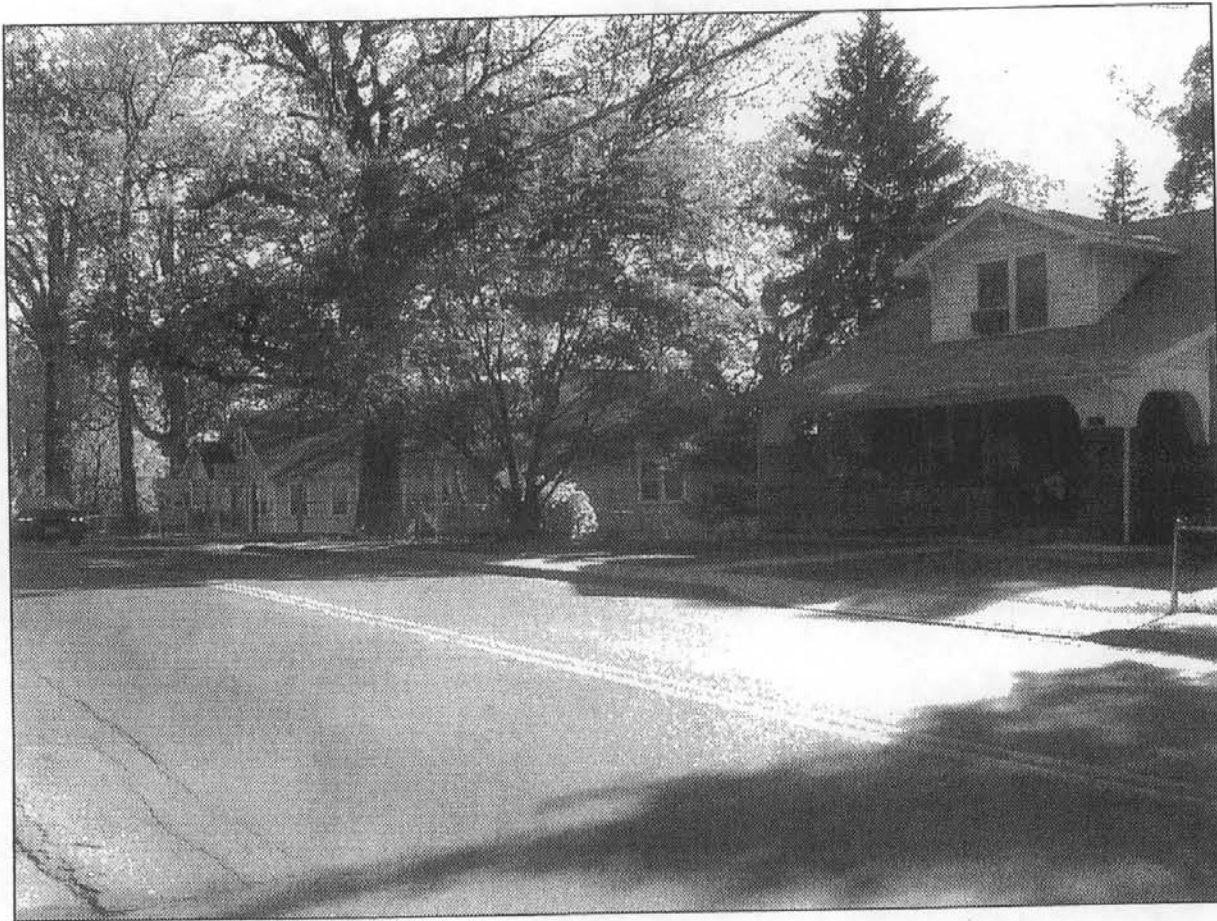
Inventory No. M:21-

Name: 102 North Summit Avenue, Gaithersburg

**Continuation Sheet**

Number 7 Page 4

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**Above: 100 block of North Summit Avenue west side streetscape showing 106, 104 and 102 N. Summit.**

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 8 Page 1

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Railroad to build a new line following their surveyed route through Montgomery County and Gaithersburg. Francis C. Clopper did not require the B & O to go through the usual condemnation process for acquisition of his Deer Park land for the new line's tracks in 1868; he deeded right-of-way to the B & O for a nominal sum plus an agreement that the B & O would construct a station and turnout siding on his property.<sup>2</sup> Francis Clopper died December 31, 1868, having survived his wife Jane Byrne who died 4/28/1865.<sup>3</sup>

Mary Augusta (Clopper) Hutton and Douglas Clopper were the surviving children and heirs of Francis Clopper. In 1855, Mary Augusta Clopper married William Rich Hutton from Washington, D. C. (b. 3/21/1826, d. at the Woodlands 12/11/1901). William Rich Hutton served as Assistant Engineer of the Metropolitan Branch of the B & O Railroad and the Washington Aqueduct and Chief Engineer of the C & O Canal, Western Maryland Railroad, the Washington Bridge of the Harlem River in New York and the Hudson River Tunnels in New York. The Huttons' family home was the Woodlands, although William Rich Hutton spent most of his time at his New York office. They had 5 children who survived to adulthood.

At the death of Douglas Clopper in 1870, his other heirs and his sister Mary Augusta Hutton partitioned the real estate that had been left to them from Francis Clopper's estate. Mary Augusta Hutton and others got all of Francis Clopper's 229.5 acre Deer Park estate.<sup>4</sup> The Huttons started selling off lots of various sizes from their Deer Park holdings in 1877.<sup>5</sup> In 1901, William Rich Hutton died.<sup>6</sup>

In the meantime, the first entrepreneurs in Gaithersburg had accumulated enough money or credit to purchase land for their own use and for speculation and resale. John A. Belt (B. May 29, 1851 at Three Springs, Montgomery County, MD. D. in Gaithersburg in 1925, age 74.) operated a store in Beallsville from 1872 to 1878<sup>7</sup>, then sold out and came to Gaithersburg, probably attracted by the opportunities presented by the B&O Railroad. He is first documented in Gaithersburg in 1879 when the Sentinel newspaper of April 18, 1879 reported that his store in Gaithersburg was robbed. As his business improved, he built a store on the corner of Diamond and Summit Avenues in 1889. It was a large frame two-story building with a store-house on the first story and a hall on the second story. It became the U.S. Post Office with Belt appointed postmaster in 1885, the polling place, and the hub of social, cultural, and governmental activities.

Belt was successful in his new location. He purchased land on East Diamond Avenue for a new house for himself and wife Clara, a house lot for his mother-in-law, and bought land in the Olde

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<sup>2</sup> Heart at 16

<sup>3</sup> MCHS Hutton family file

<sup>4</sup> L/f EBP7/89 (1/13/1870)

<sup>5</sup> See list of sales of Deer Park through 1914 in L/f 246/97;

<sup>6</sup> MCHS Hutton family file.

<sup>7</sup> I.J. Thomas Sharf, History of Western Maryland, Philadelphia 1882 p. 737.

## 8. Significance

Inventory No. M: 21-

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>local history</u>	

Significance dates	ca. 1929	Architect
Specific dates	1937	Builder

Evaluation for:

☐ National Register

☒ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form – see manual.)

### SIGNIFICANCE

This popularized craftsman-style residence 106 North Summit Avenue was one of the second generation houses built by old Gaithersburg families in the new commercial area of Gaithersburg developed after the railroad opened in 1873. Its history shows the residential expansion of this area of Gaithersburg north on Summit Avenue to meet the intersecting Brookes and Russell subdivision. It was owned by families connected with the Briggs and Gaither families before its conversion to apartments. It is one of three resources in this block of roughly the same age and style.

### History and Support

The property at 106 North Summit Avenue is part of the original Deer Park tract patented by Jeremiah Crabb in 1723 (see attached history). Much of the land that was settled in the nineteenth century as Gaithersburg and that now lies to the north and east of Route 355 in the city limits of Gaithersburg was part of Deer Park.<sup>1</sup> Generally speaking, the half of Deer Park north of Summit Avenue was associated during the nineteen and early twentieth centuries with the Gaither, Gloyd, Walker, Rabbitt, and Brookes families. The southern half of Deer Park was primarily associated with the Clopper and Hutton family. In this Century and financial climate, the Clopper and Hutton families would be considered to have a conflict of interest or guilty of insider trading, in that they were property owners and Francis C. Clopper was employed as the principal civil engineer to plan the route thorough Montgomery County. The route went through his holdings and improved its value immensely.

The Southern half of the Deer Park tract lies on both sides of much of the preferred route for Clopper's proposed Metropolitan Railroad, and surrounds the intersection of Laytonsville and Goshen Roads (now E. Diamond and Summit Avenues). Clopper stood to profit handsomely from development of this land when his railroad went through. Although he and his partners lost their charter to build the Metropolitan Railroad, after the Civil War they were able to persuade the B & O

<sup>1</sup> See inside front cover of Heart for William E. Hutchinson's overlay of the Deer Park tract on the current street map of Gaithersburg; also attached.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 8 Page 2

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Towne area for speculation. In 1886, John and Clara Belt purchased  $\frac{1}{4}$  acre of land at the northeast corner of Diamond and Summit Avenues from the Huttons.<sup>8</sup> It was used for a livery stable and blacksmith shop. At that time, the town limits stopped at the west side of Summit Avenue so Belt could not run for office or vote in town elections because he lived outside of the town limits. In 1888, he and a number of others in the same situation petitioned to expand the town limits to extend east along Diamond Avenue and south on Frederick to just past Ascension Church.

Belt subsequently ran for town office and served two terms as a town Commissioner (Council Member) from 1890 to 1892 and 1892 to 1894. In 1921, Clara Belt purchased a half-acre lot of Deer Park land from Hutton heirs Francis and Mary A. Hutton, both unmarried.<sup>9</sup> The property was described as one-half acre, more or less, and metes and bounds given. This parcel is the site of the buildings at 102 and 104 North Summit Avenue.

On April 3, 1937, Wiley M. Housley and Alberta G. Housley, his wife, purchased two parcels of land from Mary Augusta Hutton and others that together make up this parcel of land. Parcel #1 was 8,715.81 square feet and located next to the half acre purchased by Clara Belt in 1921. It is not known when the Hutton family built the house at 106.<sup>10</sup> The second parcel abutting Lee Street was also purchased on April 3, 1937 and totaled 8,962 square feet.<sup>11</sup> It can be assumed that Wiley and Alberta Housley had been living in the house at 106 North Summit Avenue since at least 1930 before their land purchase in 1937.

Alberta (Briggs) Housley was the daughter of Samuel Benjamin Briggs, who operated the family farm at Muddy Branch until it was sold to the U.S. government for part of the National Bureau of Standards grounds. She was the granddaughter of John Wesley Briggs, also a farmer and grandson of Samuel S. Briggs, an early settler of Montgomery County who purchased the land near Muddy Branch Road. He was born in 1811 and married Elenor Higgins in 1835. The Briggs had nine children and eventually married into the Sparrow, Synder, Walker, Phoebus, Crown and Bohrer families. It would be safe to say that by 1960, most old Gaithersburg families were related in some fashion through these marriage relationships.

Samuel Benjamin Briggs b. 1879- D. 1958) married Lelia G. Heim and Alberta Briggs was their first of five children. She was born October 1906 and died in July 25, 1956. She married Wiley M. Housley (b. 1893) and had two children, Helen (b. 1927) and Raymond (b. 1930.)

Wiley M. Housley (age 35) was listed in the 1930 U.S. Census living on Summit Avenue as a renter with his wife Alberta (age 22) and children Helen (2 yr. 10 mo.) and Raymond (less than 1 yr.) Wiley Housley was employed by the telephone company in the cable office. He and his parents were born in Arkansas, but Wiley M. Housley was not found in the 1920 U.S. Census for Arkansas. It is not known how he came to be in Gaithersburg, perhaps through the railroad. However, it seems evident that the Housleys were living at 106 since the next listings in the 1930 Census on Summit Avenue were for Ira Darby who owned his home on the east side of Summit, and Grover and Marion Walker, ages 24 and 22, renters, and Chas. W. and Frances Brown

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<sup>8</sup> L/f JA6/206,(10/16/1886).

<sup>9</sup> L/f 304/250 (5/3/1921.)

<sup>10</sup> L/f 664/63.(4/3/1937.)

<sup>11</sup> L/f 930/38 (4/3/1937).



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 8 Page 3

and their two children, who were also renters. The only other rental property on Summit Avenue was J. Stupes, who probably rented the house at 20 South Summit Avenue as he is listed in both 1920 and 1930 next to the Schwartz family. The implication is that all three of the rental houses in the 100 block of North Summit Avenue were present in 1930. This was known with 102 and 104, but no documents other than the census shows a house at the now 106. However, stylistically, the house more properly belongs in the 1920s than the late 1930s.

In 1957, after the death of Alberta Housley, Wiley Housley, widower, sold both parcels to Elizabeth G. Gaither, Thelma M. Gaither and Agnes D. Gaither as joint tenants.<sup>12</sup>

Elizabeth Ridgely Gaither was the wife of Stanley Drathuage Gaither (b. 1874, d. 1931.)<sup>13</sup> His parents were William Ridgely Gaither and Mary Jane Moore. William R. Gaither was a cousin of Benjamin Gaither of Gaithersburg, but he was from Howard County. In 1852, William R. Gaither purchased a farm on Gaither Road, which was the lane to his farm at that time. He raised and trained thoroughbred horses. After the death of William R. Gaither in 1891, the farm was divided between his children, 5 from his first marriage and 5 from the second marriage. Stanley D. Gaither was the last of his 10 children. He and Elizabeth had three children: Hilda Jane who married Louis Britton, and Thelma Mary, (b. 1907) unmarried, and Agnes D. unmarried, (born 1910) and known as "Jackie." The last child, Ruth, was born in 1912 and died in 1932. It is not known what Stanley D. Gaither did for a living, but it is assumed that he was involved in the family farm business.

Thelma Gaither died on October 11, 1962 and Elizabeth Gaither died on February 8, 1975, leaving Jackie Gaither the house and land. Jackie Gaither was active in the community on the Gaithersburg U.S. Bi-Centennial Committee and the Gaithersburg Centennial Committee in 1977 and 1978. She was also well known for her artistic talents and her painted furniture and other items won many awards at the Montgomery County Fair. After her death, the representative of her estate sold the property and house in 1986 to Daniel J. Hixon and Joan M. Hixon for \$90,000.<sup>14</sup>

Daniel J. and J.M. Hixon sold the property to the present owners on 04/08/2005 (L/f 29626/394) for \$580,000.

<sup>12</sup> Land Record 2325/67 (4/1/1957)

<sup>13</sup> *Gaithersburg, Heart of Montgomery County*, 1977, page 334, 335.

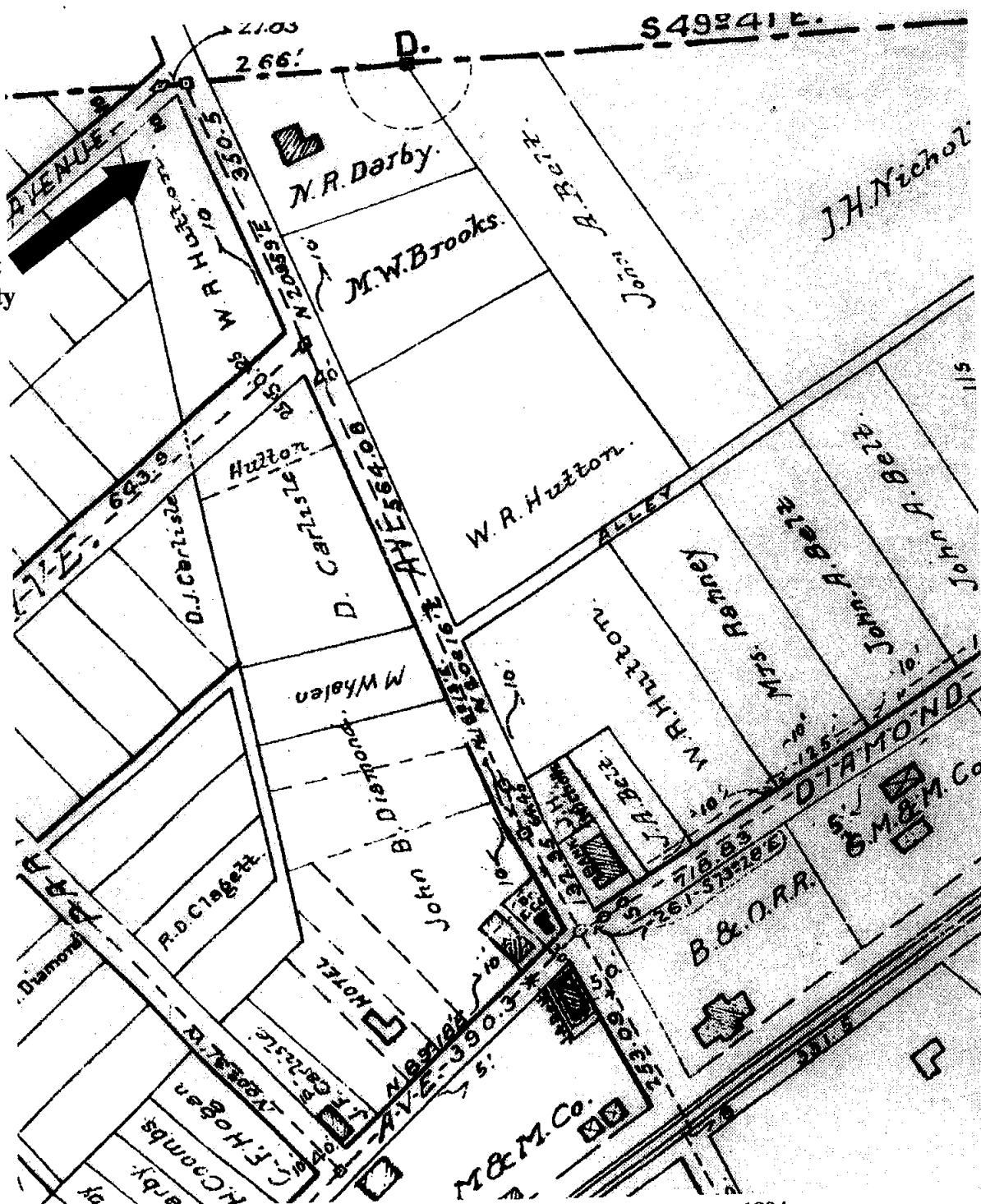
<sup>14</sup> Land Record 6991/386 (01/14/1986.)

Number 8 Page 4

Russell and Brookes Addition to Gaithersburg, 1892 : Plat Book "B", page 40.

Number 8 Page 5

**Subject**  **property**



Detail from C.F. Maddox Jr. Map of Gaithersburg, August 1894

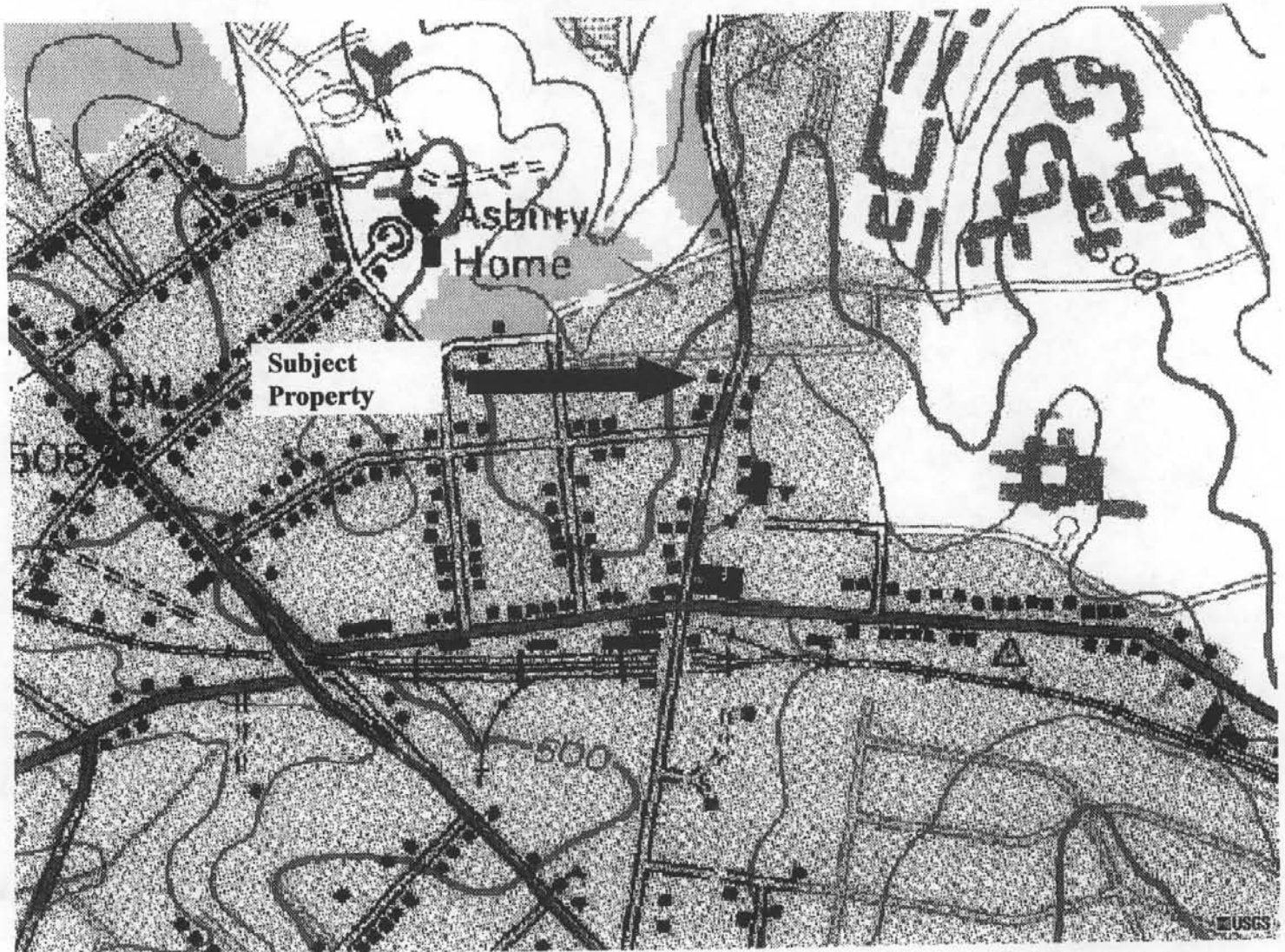
# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 8 Page 6



USGS Topo Map of Gaithersburg. Black dots and roads, etc. represent existing conditions in 1947. Purple (or gray) roads and structures are from more recent surveys.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 8 Page 7

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### HISTORY OF DEER PARK LAND PATENT IN GAITHERSBURG

The Deer Park tract of 470 acres was originally granted by patent to Ralph Crabb on December 1, 1723. It was described as being "on the east ward of the Indian Park." ("Park" is probably a mistranscription by the clerk of "path") After Ralph Crabb's death, his widow Priscilla conveyed the 470 acres to her son Jeremiah Crabb on August 14, 1753).<sup>15</sup> Jeremiah Crabb is shown as living in Montgomery County near Derwood (a name possibly derived from "Deerwood") on the 1794 map of the county.<sup>16</sup> He fought in the Revolutionary War, attaining the rank of General, and served in the U. S. House of Representatives, all before the age of forty, when he died. He is buried in Derwood.<sup>17</sup>

In 1755, Jeremiah Crabb sold the twelve acres of the tract "over the main (i. e., Frederick) road on the west side "to Thomas Clarkson, of Prince George's County "<sup>18</sup> (This is the 12 acres that later became Logtown.<sup>19</sup>) On February 16, 1756, Jeremiah Crabb sold the remaining 458 acres to Williamson Bruce, the tract being described as "beginning at a glade of Muddy Branch, a little to the eastward of the Indian path running thence north."<sup>20</sup> (This point is located on a lot on Central Avenue in Oakmont.)

The next deed reference is in 1780, when John Bruce, presumed to be an heir of Williamson Bruce, conveys 229 1/2 acres (the southern half) of Deer Park to William Holmes for 12,000 pounds.<sup>21</sup>

In the 1783 tax assessment, the Deer Park tract was valued at 229 pounds, and consisted of 1 log dwelling, 1 tobacco house, 90 acres cleared, 3 acres marsh, and had middling soil. It was one of four properties owned by William Holmes. In 1790 he owned 30 slaves, but we do not know at which of his properties they lived. In 1793, the 229 acre tract was valued at about 226 pounds.

William Holmes according to Thomas Scharf's History of Western Maryland (at 665-668), served in the Maryland House of Delegates in 1786, was Judge of the Orphans' court in 1802-3, and was Associate Judge of the Circuit Court in 1803. He died in 1825 at nearly 79 years of age. His widow Eleanor Holmes and his son Richard Holmes were administrators of his will, recorded at Montgomery County Wills P/309. His son Richard, born in 1791, inherited the Deer Park tract.

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<sup>15</sup> Frederick County L/f E/323, as abstracted by Patricia Abelard Andersen, in Frederick County Maryland Land Records—Liber E Abstracts, 1752-1756.

<sup>16</sup> MCHS

<sup>17</sup> MCHS Crabb family file

<sup>18</sup> 4/26/1755, Frederick County l/f E/732, per abstract as above

<sup>19</sup> Frederick Co. L/f M/589 (11/23/1769).

<sup>20</sup> Frederick Co. L/f E/1010 (2/16/1756).

<sup>21</sup> L/f A/522 (7/6/1780).

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 8 Page 8

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Richard Holmes served as a Lieutenant with the Maryland Militia in the War of 1812. In 1823 he married Rebecca Warfield. He was known for arriving for worship at the Paint Branch Chapel (near present day Cherry Hill Road) in a decked-out carriage and for accumulating slaves. In the tax assessments for 1841-42, he was the richest man in Montgomery County. His Fourth District property, the 229 acres of Deer Park, was valued at \$3, apparently depleted as a result of tobacco cultivation. None of his slaves is listed in the Fourth District. He had five children, including his son William, born 4/23/1824. The family lived at The Home Place, Montmorency, a mansion built by Richard's father, William Holmes, and now known as Llewellyn Fields. Llewellyn Fields is a Montgomery County Masterplan site located at 950 Norwood Road, in Silver Spring. Richard Holmes died on 9/8/1845, following his wife's death on 4/14/1842.

His son William was Richard's estate's administrator and was required to post a \$250,000 bond with the Orphan's Court. The estate inventory of 1/12/1847 showed he owned stock in the Frederick Road and had five properties, including the "Gaithersburg farm of about 229 acres." The property had apparently deteriorated and was described as having about 20 acres in wood, land quite poor, much unenclosed, and a very indifferent dwelling, rental value \$30 per year. Evidence provided to the Chancery Court in 1847 was that he owned 5000 acres with others as tenants in common, including the "Cracklin District place" of 200 acres in Deer Park. In 1853, the trustees appointed by the Chancery Court<sup>22</sup> to sell off Richard's property conveyed the Deer Park tract to Newland Irish of New York.<sup>23 24</sup>

The deed to Newland Irish conveying Holmes' "Cracklin District place" from the trustees of the Chancery court was recorded at L/f JGH4/132, 2/24/1853. In 1860, Francis Clopper bought it from Newland and Sarah Irish,<sup>25</sup> at a time during the Depression of 1857 and on the eve of the Civil War. Clopper was a wealthy farmer and entrepreneur who had moved to Montgomery County from Philadelphia in the first half of the 1800's. His family was connected with the Pennsylvania Railroad.

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<sup>22</sup> Montgomery County Chancery Court Records reported in L/f B171/632 (2/1847).

<sup>23</sup> Chancery case reported in L/f B171/632 (2/1847).

<sup>24</sup> All the preceeding information about the Holmes family was gathered by Eleanor Cooke and contained in the Holmes family file at the MCHS

<sup>25</sup> L/f JGH8/317 (8/16/1860).

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 106 North Summit Avenue, Gaithersburg

**Continuation Sheet**

Number 8 Page 9

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## HISTORIC CONTEXT:

### **MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA**

Geographic Organization: III.) Piedmont, Montgomery County, City of Gaithersburg

Chronological/Developmental Period(s): K) Industrial/Urban Dominance :1870-1930

Historic Period Theme(s) : 2) Architecture/ Landscape Architecture, Community Planning

#### Resource Type:

Category: Building

Historic Environment: Suburban

Historic Function(s) and Use(s): Domestic/ single dwelling, frame detached residence

Known Design Source: None

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## 9. Major Bibliographical References

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Montgomery County Land, Chancery, Equity, Plat and Tax records. Thomas Scharf, History of Western Maryland, Crabb, Hutton and Ward Family files at the Montgomery County Historical Society; U.S.G.A. Aerial photographs, U.S. Census 1920 and 1930

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## 10. Geographical Data

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Acreage of surveyed property 17,678 saure feet  
Acreage of historical setting \_\_\_\_\_  
Quadrangle name Rockville Quadrangle scale 1:2000

---

### Verbal boundary description and justification

Deer Park, FT52, P 773 fronting on North Summit Avenue.

---

## 11. Form Prepared by

---

name/title	Judy Christensen	Architectural Historian	DATE: December, 2005
organization	ArcHistory	301-926-2650	Jachristen@aol.com
street & number	6 Walker Avenue		
city or town	Gaithersburg, MD 20877-2704		

---

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

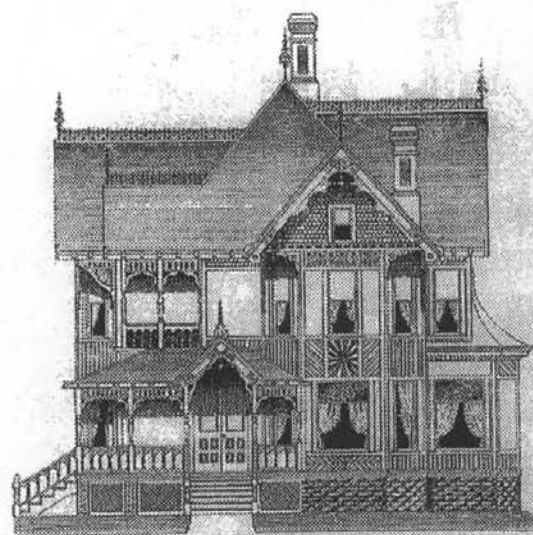
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Pllace  
Crownsville, MD 21032  
410-514-7600



The final two pages are a summary of craftsman architectural features in American houses taken from Virginia and Lee McAlester's *A Field Guide to American Houses*, New York, Alfred A. Knopf, 1984. Note the massing and style of the "typical" house presented as an example is very similar to the subject house at 106 North Summit.

George F. Barber, *The Cottage Souvenir No. 2: A Repository of Artistic Cottage Architecture and Miscellaneous Designs*, 1891, reprinted by American Life Foundation, N.Y., 1982. Barber's "Wedding Cake" houses are examples of the Queen Anne style that Stickley and others were countering in their Craftsman Houses. Compared to the roof pitch, vertical domination, and wooden decorative features that mimic Gothic stonework, craftsman-style roofs were "low pitched" and the materials and design "simple."



FRONT VIEW.

DESIGN No. 41.

#### NOTES.

This house was first erected from my plans in 1888, and since then has been erected over one hundred times in the United States and Canada, on nearly as many different floor-plan arrangements, and at prices ranging from \$3,000 to \$8,000. In this work we give two sets of floor plans, one as usually adopted in a Northern climate and one giving a general arrangement for Southern requirements. This house was erected for Mr. Wm. Weiss, of Beaumont, Texas, at a cost of over \$5,000. A photographic reproduction of his hall will be found on page 127.

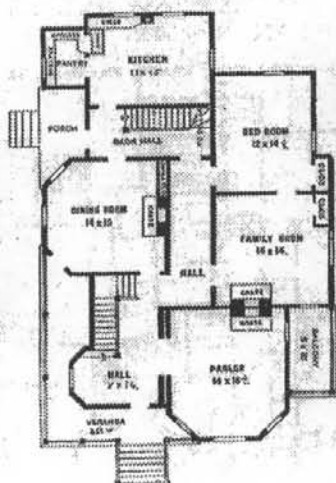
It will be seen that the rooms are of good size, well connected and convenient. The front parlor window and the one in side of sitting room bay window are of plate glass, with stained glass transoms. The kitchen is large, having good pantry and cupboard room. Each plan has a bed room on first floor, which is provided with closets and is convenient to back stairs.

These plans can be enlarged, reduced or changed to front in any direction.

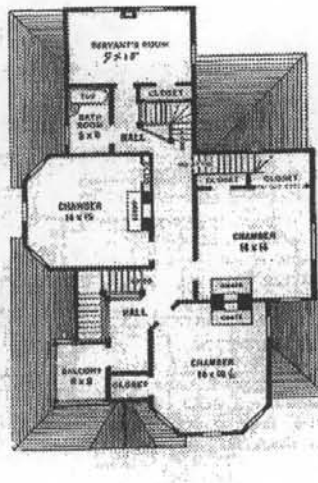
(See page 10.)

#### INTERIOR.

Hall, parlor, dining and sitting rooms are finished in hard woods. Balance of rooms are pine or poplar, for paintwork. Plastering is three-coat work, hard finish. Plumbing consists of sink and pump in kitchen, bath tub and bowl, with connections, gas throughout.



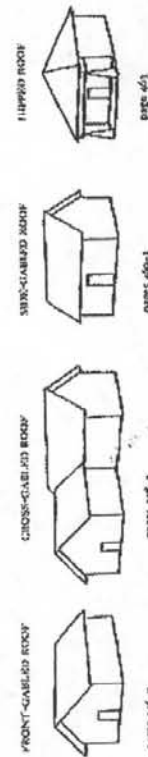
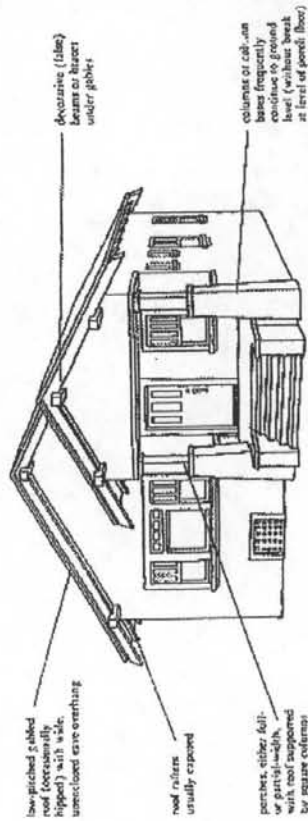
FIRST-FLOOR PLAN.



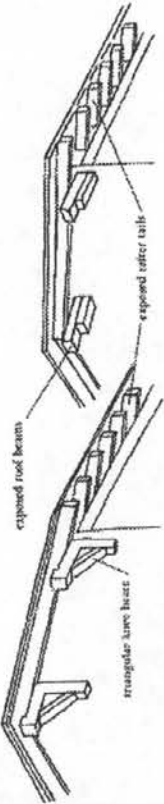
SECOND-FLOOR PLAN.

PLAN No. 2.

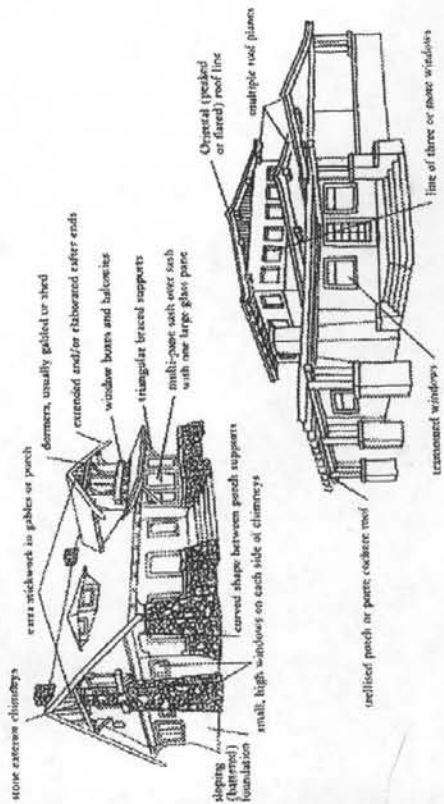
Gustav Stickley; Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement, 1979, Dover Publications, Inc. unabridged republication of the second edition of Craftsman Homes, as originally published by the Craftsman Publishing Company, N.Y., in 1909. The initial article states the "Craftsman idea of home building, decoration and furnishing, and to make plain the fundamental principles which underlie the planning of every Craftsman house. These principles are simplicity, durability, fitness for the life that is to be lived in the house, and harmony with its natural surroundings."



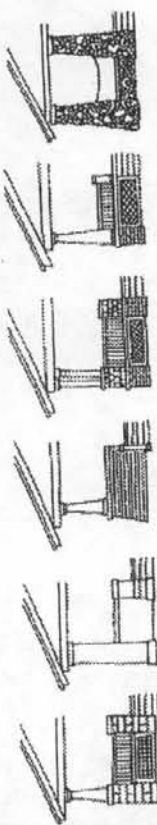
PRINCIPAL SUBTYPES



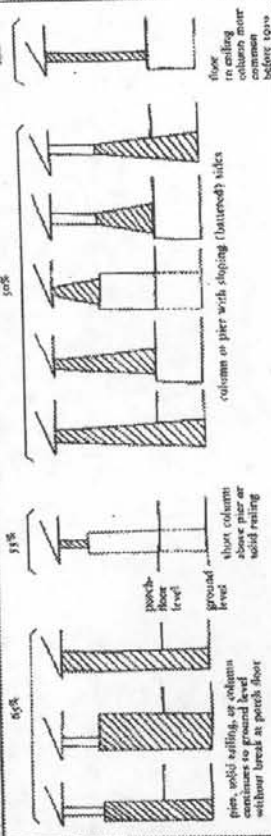
# TYPICAL ROOF-WALL JUNCTIONS



# TYPICAL ELABORATIONS



# SOME TYPICAL PORCH SUPPORTS AND PORCH RAILINGS A pier without columns is common



# COMMON PORCH SUPPORT VARIANTS



Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation  
MONTGOMERY COUNTY  
Real Property Data Search

[Go Back](#)  
[View Map](#)  
[New Search](#)  
[Ground Rent](#)

Account Identifier: District - 09 Account Number - 00833560

#### Owner Information

Owner Name: MARYLAND COMM DEV TR LLC Use: APARTMENTS  
Principal Residence: NO  
Mailing Address: 5020 WISCONSIN AVE NW Deed Reference: 1) /29626/ 394  
WASHINGTON DC 20016-4114 2)

#### Location & Structure Information

Premises Address  
106 N SUMMIT AVE  
GAITHERSBURG 20877

Legal Description  
DEER PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
FT52		P773		207				3	
Special Tax Areas				Town Ad Valorem Tax Class	GAITHERSBURG 49				
Primary Structure Built				Enclosed Area		Property Land Area			County Use
0000						17,678.00 SF			111
Stories			Basement			Type		Exterior	

#### Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2006	As Of	As Of
			07/01/2005	07/01/2006
Land:	123,700	229,800		
Improvements:	92,300	350,000		
Total:	216,000	579,800	216,000	337,266
Preferential Land:	0	0	0	0

#### Transfer Information

Seller: HIXON, DANIEL J & J M	Date: 04/08/2005	Price: \$580,000
Type: IMPROVED ARMS-LENGTH	Deed1: /29626/ 394	Deed2:
Seller:	Date: 01/14/1986	Price: \$90,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6991/ 386	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

#### Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO  
Exempt Class:

Special Tax Recapture:

\* NONE \*



**Sec. 24-225. Powers and duties of historic district commission.**

The historic district commission shall have those powers, duties and authority assigned to it by Article 66B, MD. CODE ANN., the zoning ordinance of the City of Gaithersburg, and those acts or enactments of the city council of the City of Gaithersburg. The commission shall adopt such rules and regulations as may be necessary for the proper transaction of its business. (Ord. No. O-12-96, 12-2-96)

**Sec. 24-226. Designation of historic districts and historic sites; criteria.**

(a) The historic district commission, on its own motion or by petition of the property owners of record or the planning commission, may, after prescribed notice and public hearing, designate by ordinance or resolution historic districts, historic resources, and historic sites in the city which are deemed to be of historic, archaeological or architectural significance following the procedure applicable to classifications in zoning. These resources shall thereafter be subject to the provisions of this article and any rules and regulations promulgated by the commission. The procedures are substantially similar to those applicable to local map amendments, as provided in Article VIII of Chapter 24 of this Code.

(b) In considering historic resources for designation as historic districts and historic sites, the historic district commission shall apply the following criteria:

(1) *Historical and cultural significance.* The historic resource:

- a. Has character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state or nation;
- b. Is the site of a significant historic event;
- c. Is identified with a person or a group of persons who influenced society; or
- d. Exemplifies the cultural, economic, social, political or historic heritage of the city and its communities.

(2) *Architectural and design significance.* The historic resource:

- a. Embodies the distinctive characteristics of a type, period or method of construction;
- b. Represents the work of a master;
- c. Possesses high artistic values;
- d. Represents a significant and distinguishable entity whose components may lack individual distinction;
- e. Represents an established and familiar visual feature of the neighborhood, community or city due to its singular physical characteristic or landscape; or
- f. Embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development.





(c) Prior to the conduct of a public hearing on the designation of a historic district or historic site, the historic preservation advisory committee shall investigate, research, and submit findings and recommendations to the historic district commission on each request. Prior to the closing of the public hearing record:

- (1) The city planning department shall submit its findings and recommendations to the historic district commission on the proposed designation; and
- (2) The city planning commission, after public hearing on the designation, shall make its recommendation to the historic district commission prior to the close of the historic district commission's record. In formulating such recommendation, the planning commission may consider public hearing testimony before the historic district commission, the recommendation of the historic preservation advisory committee, the city planning department, and any other relevant and material matters.

(Ord. No. O-12-96, 12-2-96)

**Sec. 24-227. Historic preservation advisory committee.**

The mayor and council of the city are authorized to create by resolution a historic preservation advisory committee consisting of seven (7) members appointed for three-year terms with the initial appointments staggered, so that no more than any two (2) of the appointments shall expire each year. The mayor may, subject to confirmation by the city council, appoint not more than three (3) alternate members of the committee for the purpose of sitting in place of regular members who may be necessarily absent, disqualified or otherwise unable to vote or participate in committee matters. Alternate members shall be appointed on a nonstaggered basis for a term of three (3) years. The majority of committee members and alternate members shall be city residents, selected to the extent feasible from various geographic areas of the city, and possess either interest or special knowledge or training in such fields as history, architecture, architectural history, planning, archaeology, anthropology, curation, conservation, landscape architecture, historic preservation, urban design or related disciplines (historic preservation, design or architecture). The committee shall have the powers, duties and responsibilities as may hereafter be designated by ordinance or resolution of the mayor and council and as provided by this Article XII of Chapter 24 of the City Code.

Members of the committee are eligible for reappointment and any vacancy on the committee shall be filled by the appointing authority for the unexpired term of the particular position. Consistent attendance at all meetings of the committee shall be a prerequisite to continuing membership on the committee. The chairperson or the committee may recommend to the mayor and city council that any member with a persistent absentee record be replaced, and the mayor and council may appoint a replacement for the remainder of the term of the removed member.

The committee shall adopt rules and regulations as may be necessary for the proper transaction of its business. Rules and regulations of the committee shall be subject to approval by resolution of the historic district commission.

(Ord. No. O-12-96, 12-2-96)

MEMORANDUM TO: Historic District Commission

VIA: David Humpton, City Manager *dh*

FROM: Patricia Patula, Planner, Staff Liaison for Historic Preservation  
Advisory Committee (HPAC) *PAP*

DATE: February 15, 2006

SUBJECT: Historic Preservation Advisory Committee's  
Evaluation of Historic Significance of  
106 North Summit Avenue

On Saturday, January 8, 2006, HPAC members Arkin, Drzyzgula, Coratola, and Bernstein, along with Staff Liaison Patula, met with the property owner, Mr. Claudio Joseph, and toured the property, house, and outbuilding at 106 North Summit Avenue. At their meeting of February 2, 2006, the Historic Preservation Advisory Committee, having reviewed the historical background against the criteria for historic significance required in Section 24-226 of the Preservation Ordinance, found that the property meets the following criteria:

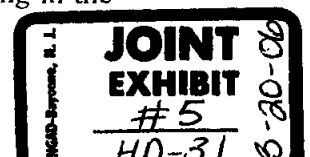
**Section 24-226(b)(1) Historical and Cultural Significance. The historic resource:**

- a. Has character, interest or value as part of the development, heritage or cultural characteristics of the city and county**
- c. Is identified with a person or a group of persons who influenced society**

This popularized craftsman-style residence at 106 North Summit Avenue, was one of the second generation houses built by old Gaithersburg families in the new commercial area of Gaithersburg developed after the railroad opened in 1873. Its history shows the residential expansion of this area of Gaithersburg north on Summit Avenue reflecting how the City was growing at the time that it was built. It was owned by families connected with the Briggs and Gaither families who were among the founding families of the City. There are not many buildings left in the City with connection to the Gaither family, their ancestor being Benjamin Gaither, after whom the City is named.

In 1937, William and Alberta Housely bought both parcels, each close to 9,000 square feet, from Mary August Hutton, member of another of the founding families. Based upon the 1930 census, it is assumed that the Housely's were living in the house at that time, setting the construction date about 1929. Alberta Housely was the daughter of Samuel Benjamin Briggs and granddaughter of John Wesley Briggs, both prominent and influential citizens in their day.

The Gaither descendants who purchased the house in 1957 lived there for almost thirty years, well establishing the name to the homestead. The particular Gaither owners of the property were Elizabeth G. Gaither, daughter-in-law of William R. Gaither, and her two daughters, Thelma and Agnes, granddaughters of William R. Gaither, who was a cousin to Benjamin Gaither. Agnes, known as Jackie and the last to have lived there, was active in City affairs, participating in the





U.S. Bi-Centennial Committee in 1975-1976 and the Gaithersburg Centennial Committee in 1977 and 1978. She also was well known for her artistic talents which came to the notice of the population through her awards at the County Fair. This type of family connection to the City's past should not be lost.

Therefore, the site has character and value as part of the development and heritage of the City, and is identified with a group of persons who influenced society.

**Section 24-226(b)(2) Architectural and Design Significance. The historic resource:**

- a. Embodies the distinctive characteristics of a type, period or method of construction**
- f. Embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development**

The circa 1929 one and a half story bungalow is an intact example of a popularized vernacular edition of the Arts and Crafts style. The house retains much of its original materials and embodies the original craftsman style features: bracketed eaves; wide eave overhang; massive tapered square porch columns; tongue and groove beaded siding; wood-sash 6/1 windows used singly, paired, and in strings of three; plain board window and door surround; and a massive arched front porch. The porch is covered by the continuation of the roof pitch in the tidewater colonial style. The house has a large, central, front-gable roof dormer with two windows and an exterior brick chimney. The colonial-styled side-gabled craftsman house has a full two-story rear façade created by a near-full width roof dormer. This may have originally been a sleeping porch (used in the summer because there was no air conditioning). The exterior cladding is brick on the foundation, chimney and first story, and vinyl clapboard siding (not original) on the dormers and rear enclosed porches. It is in structurally good condition as is the exterior demonstrating quality of materials and workmanship from a bygone era.

.....

The unique outbuilding appears to be original and is unusual in that it has a fireplace and several windows in addition to the entrance door. This may have been used to provide services to the house, such as laundry or a kitchen. The side yard has a semi-paved driveway and mature trees including a notable white oak. The broader environmental setting which surrounds the subject property has been drastically altered with the construction of apartment buildings and townhouses reflecting the ongoing growth of the City.

Therefore, the structures embody distinctive characteristics of a particular type, period and method of construction as well as embodying design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development.

**The HPAC recommends that the Housely/Gaither House, at 106 North Summit Avenue, be designated a local historic site finding the site meets the criteria from Section 24-226 as stated above.**

**The HPAC further recommends that historic designation should not hinder further development on the site. Vote 4-0**



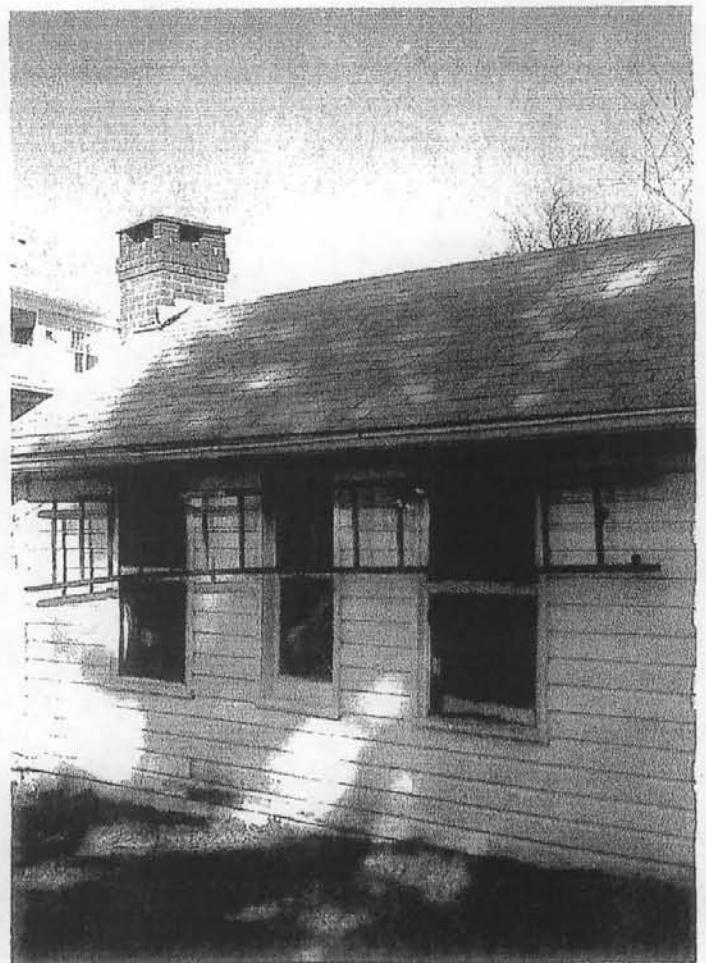
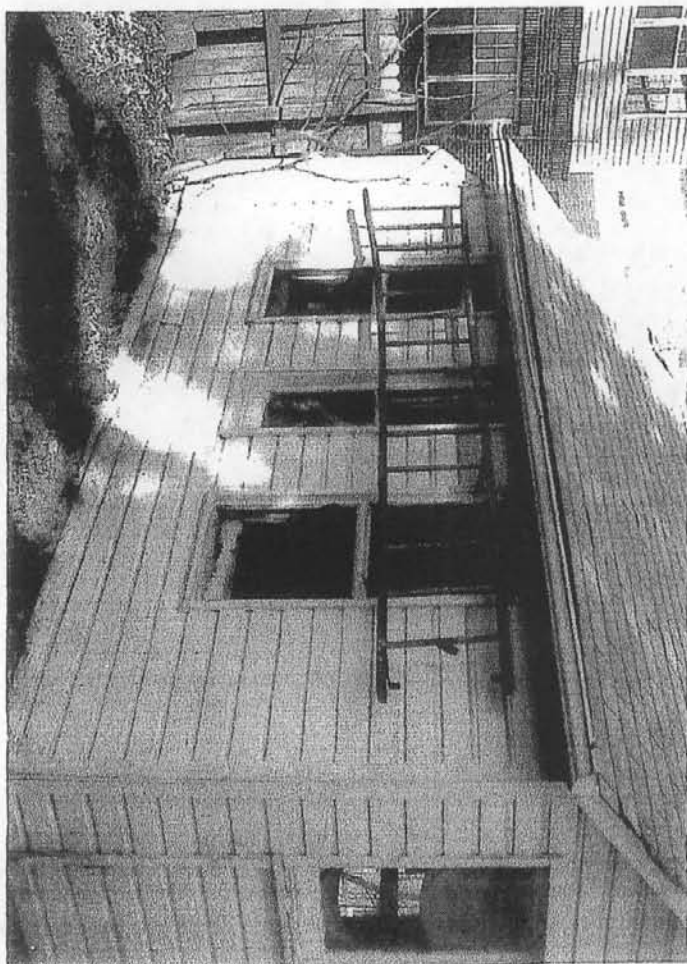
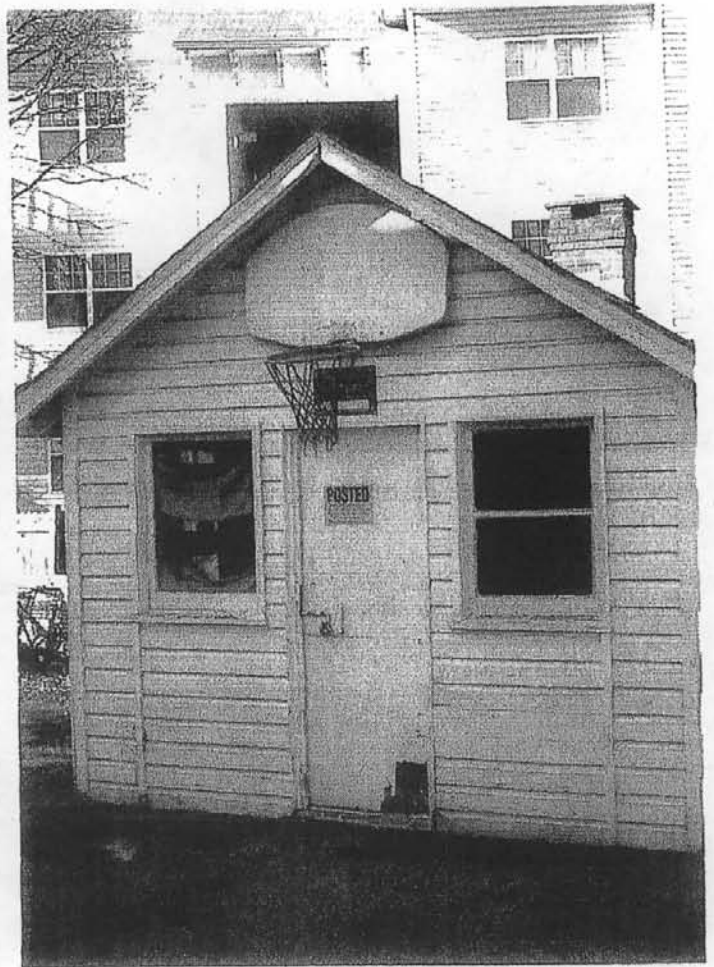
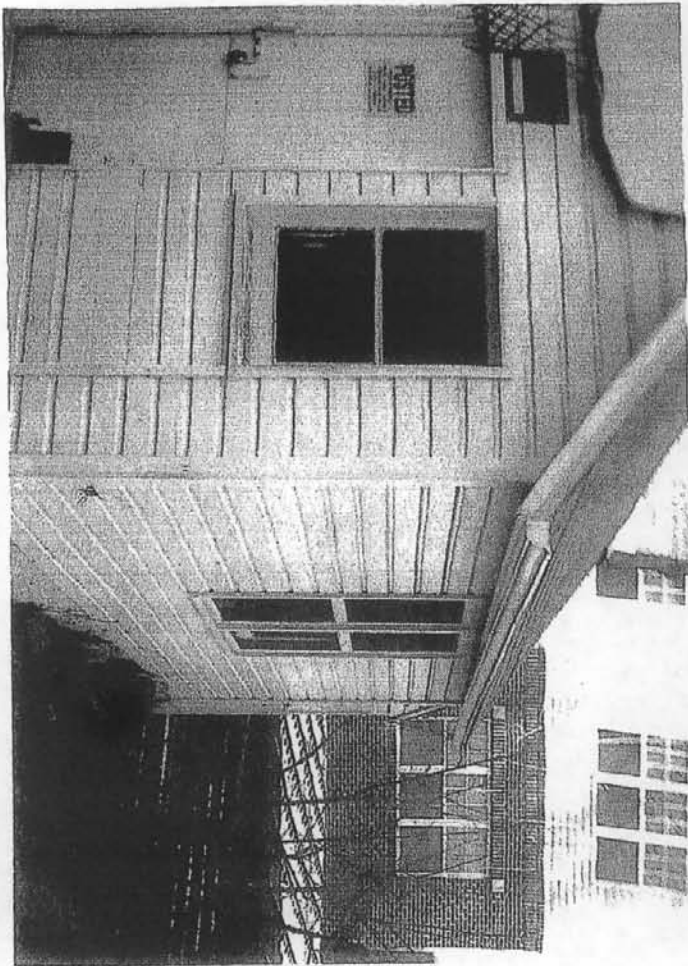
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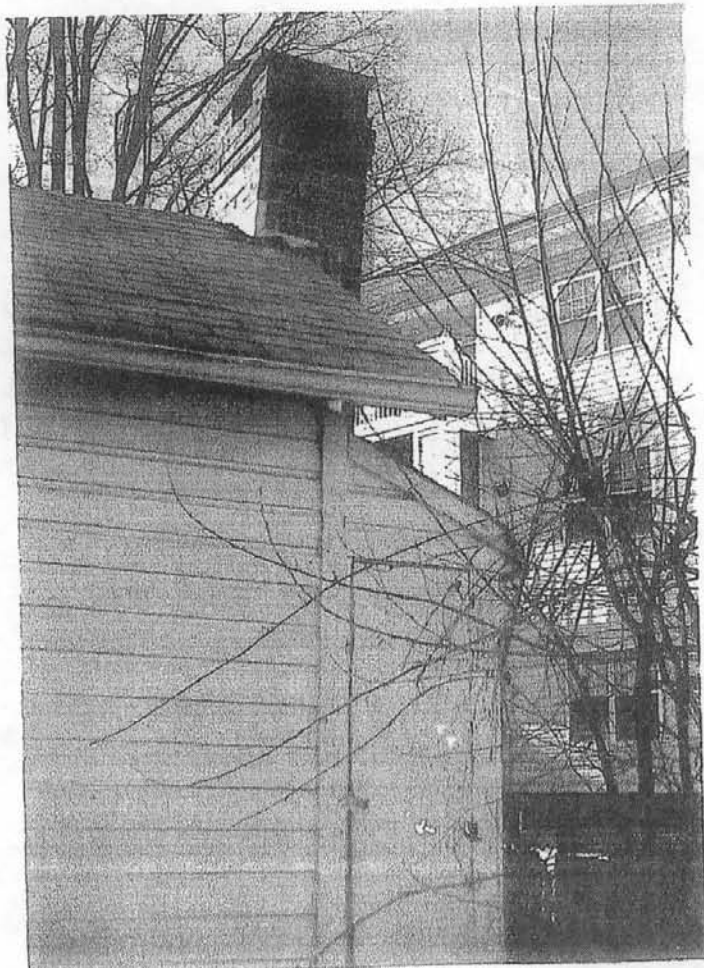
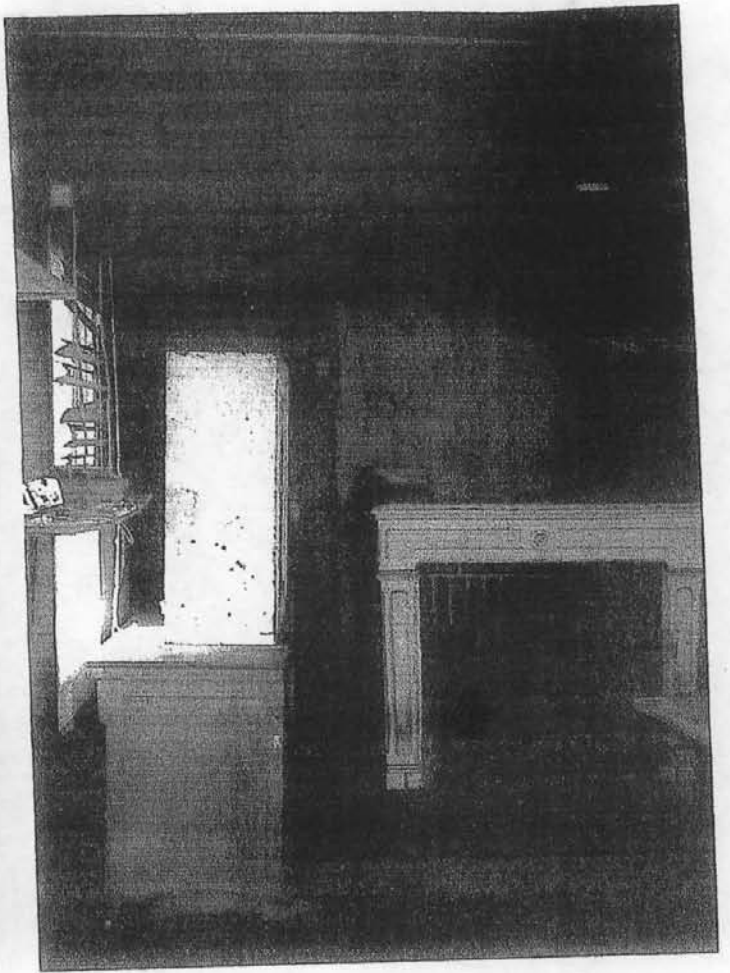
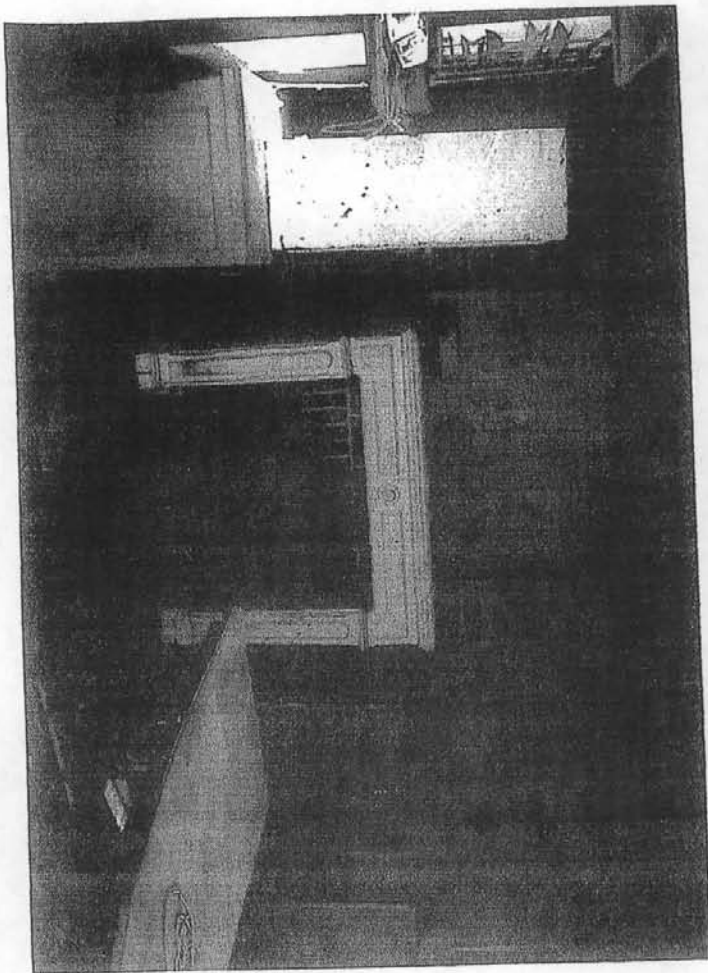




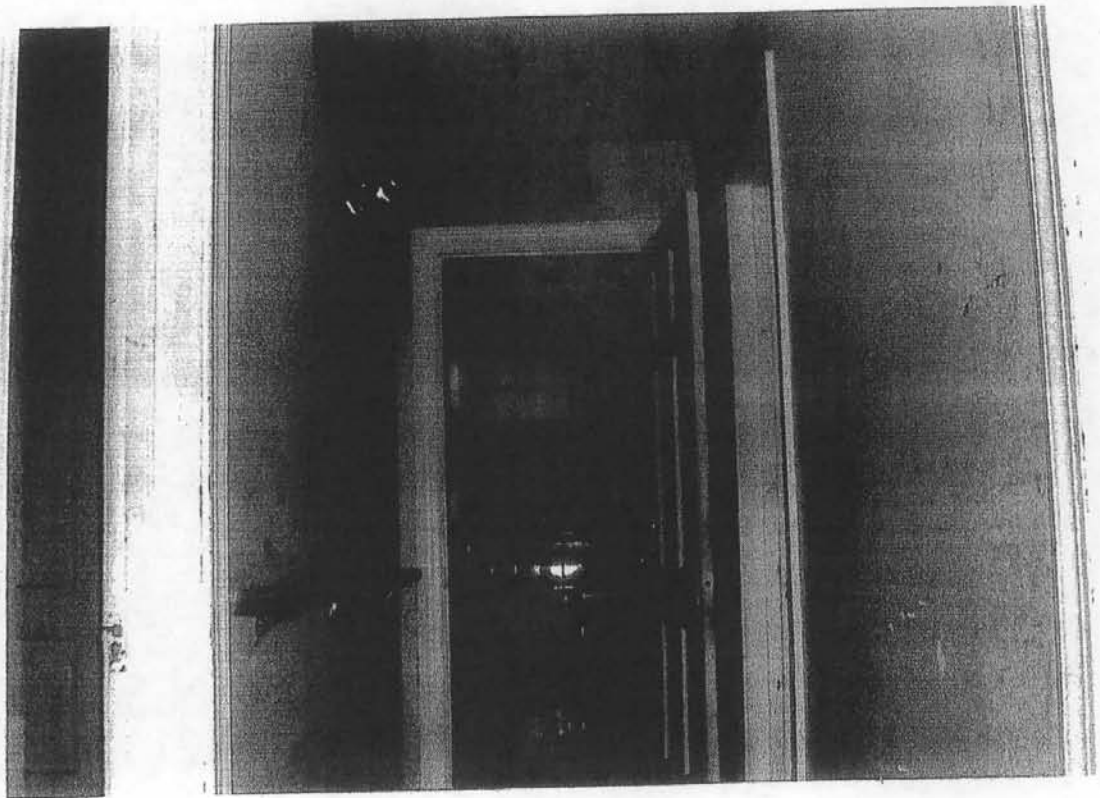
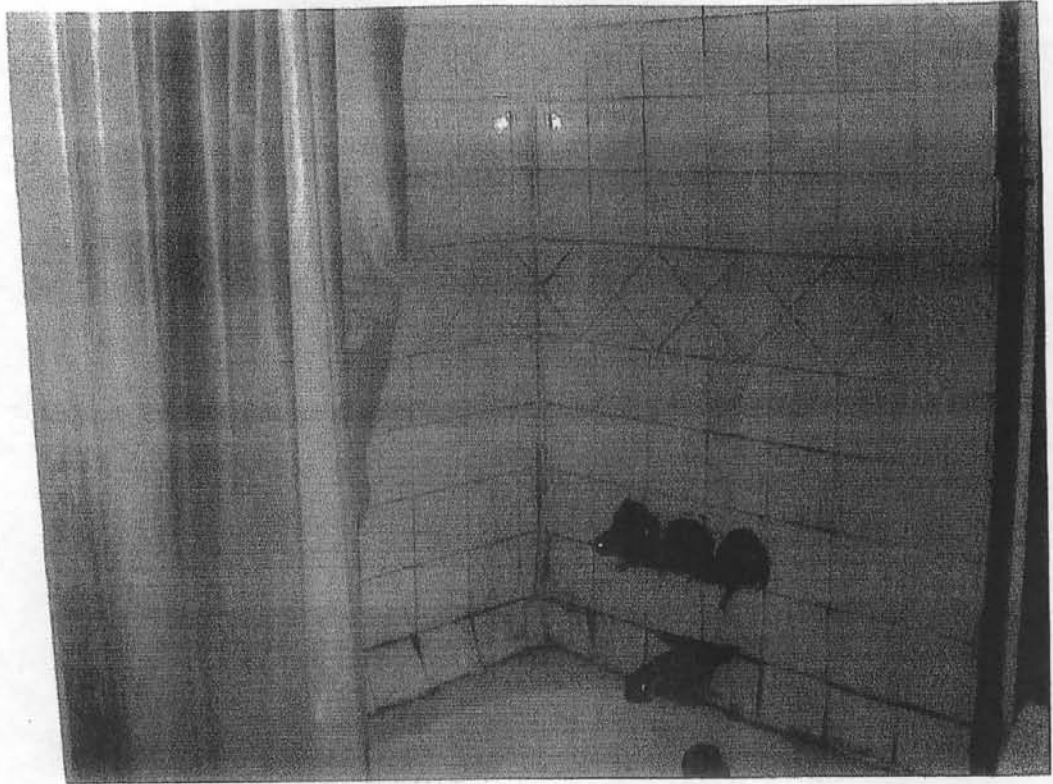
146 Hill Street, Dec 30, 1915



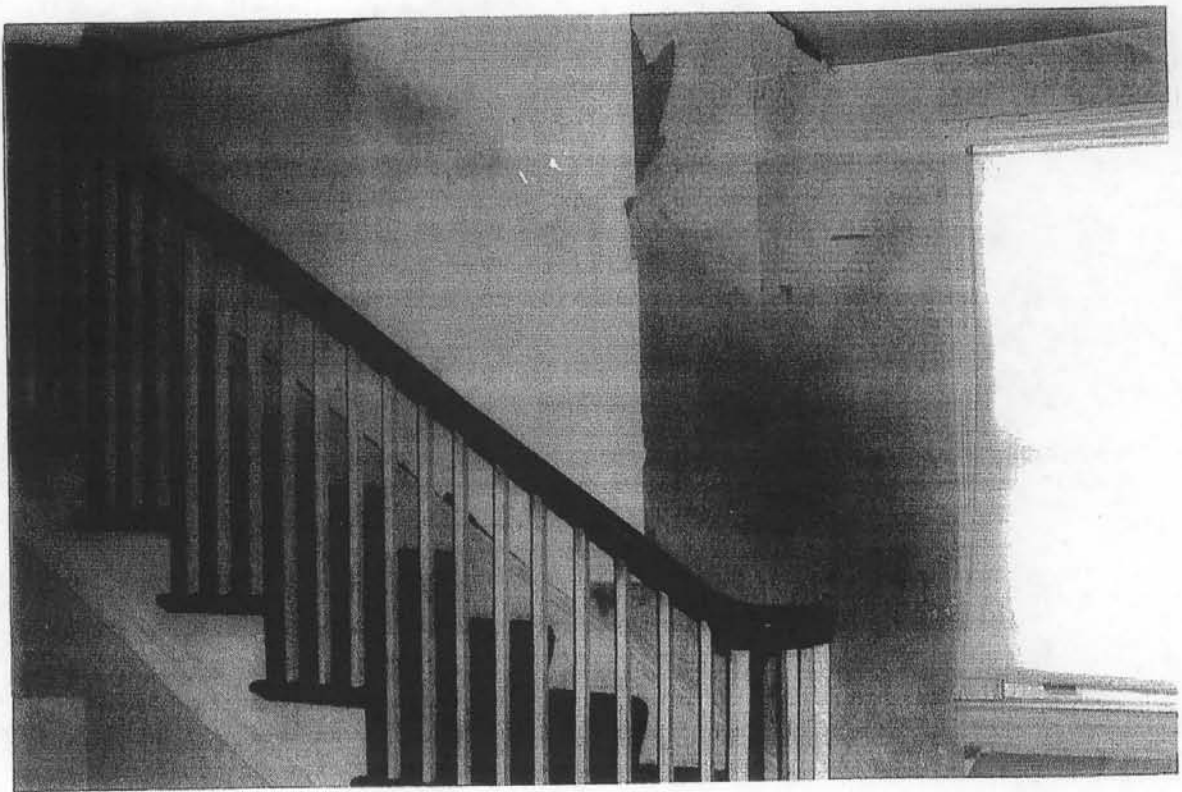




Outbuilding at 106  
North Summit  
January 3, 2006



*Interior - 106 North Summit Avenue  
January 27, 2006*

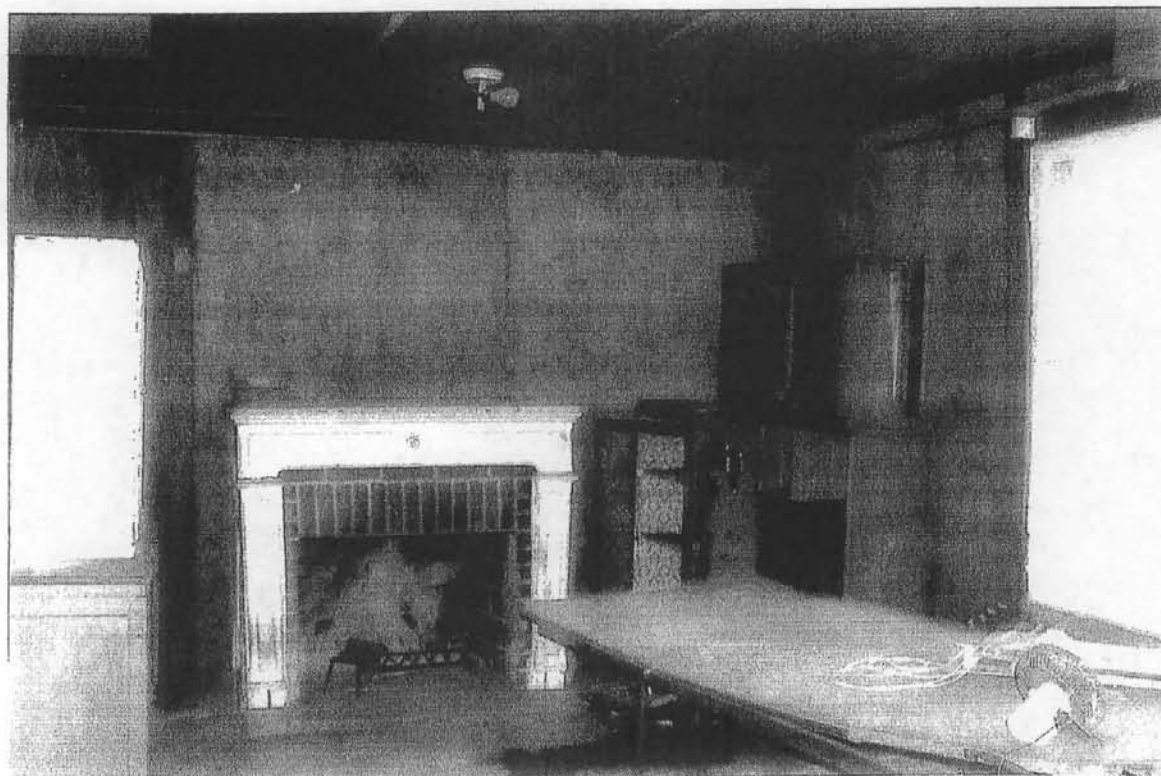


*Interior - 106 North Summit Avenue  
January 27, 2006*

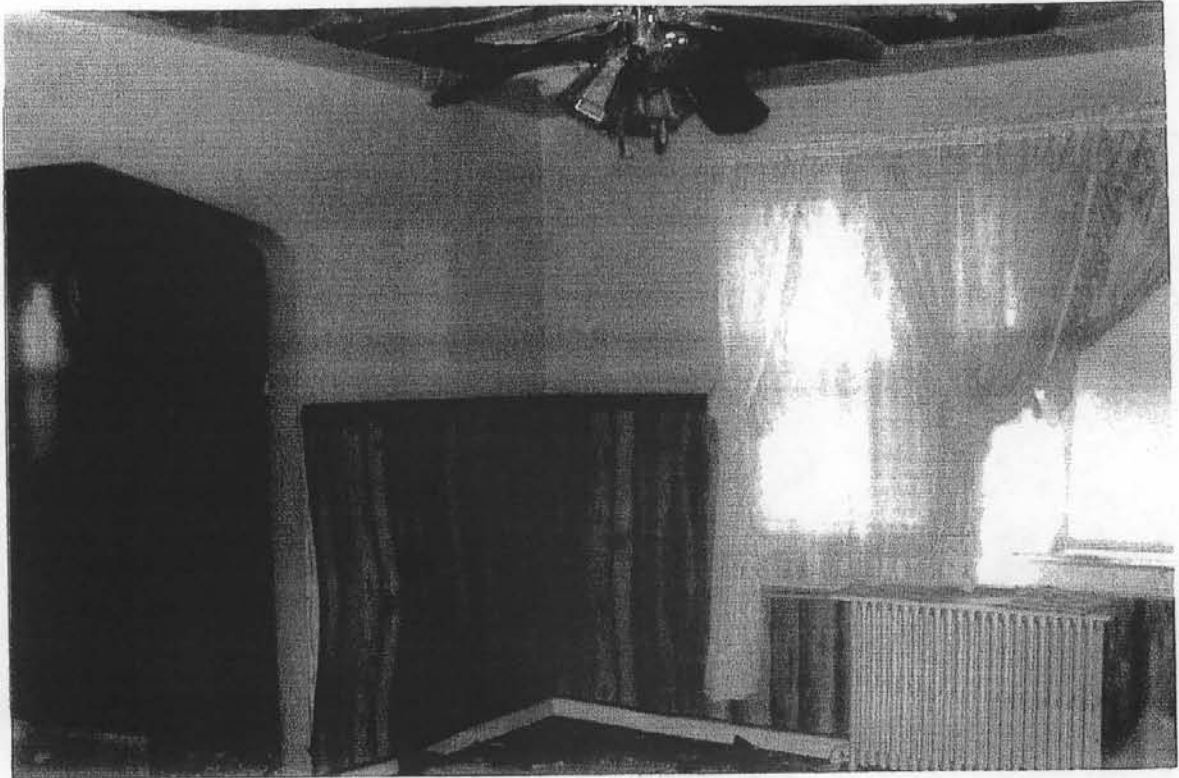




*Interior - 106 North Summit Avenue  
Jan. 27, 2006*



*Exterior and interior of outbuilding  
106 North Summit Avenue, Jan. 27 '06*



*Interior - 106 North Summit Avenue  
January 27, 2006*



*Interior-106 North Summit Avenue  
Jan. 27, 2006*





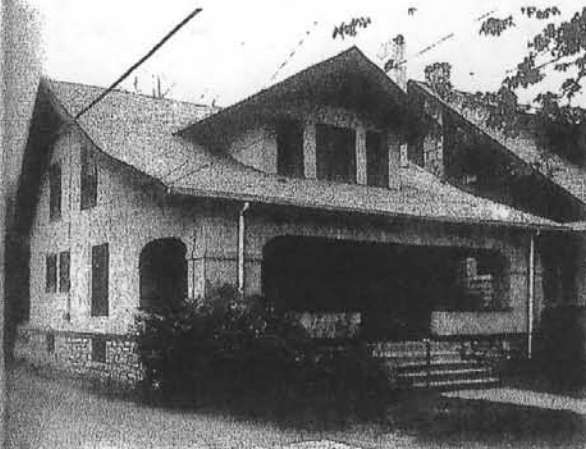
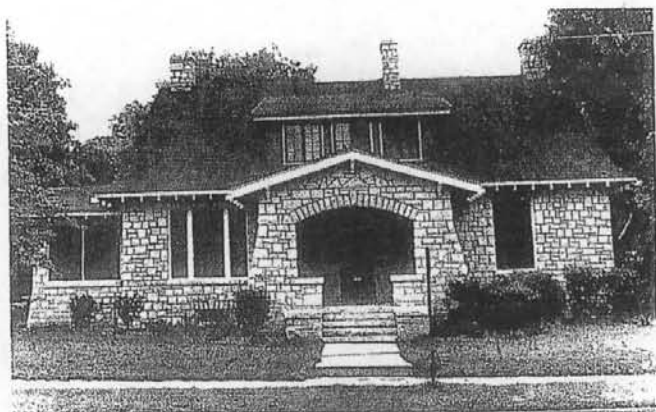
*Interior- 106 North Summit Avenue  
January 27, 2006*

# A FIELD GUIDE TO AMERICAN HOUSES

THE GUIDE THAT ENABLES YOU TO IDENTIFY, AND PLACE IN THEIR  
HISTORIC AND ARCHITECTURAL CONTEXTS, THE HOUSES YOU SEE IN  
YOUR NEIGHBORHOOD OR IN YOUR TRAVELS ACROSS AMERICA—HOUSES  
BUILT FOR AMERICAN FAMILIES (RICH, POOR, AND IN-BETWEEN),  
IN CITY AND COUNTRYSIDE, FROM THE 17TH CENTURY TO THE PRESENT



VIRGINIA & LEE MCALESTER



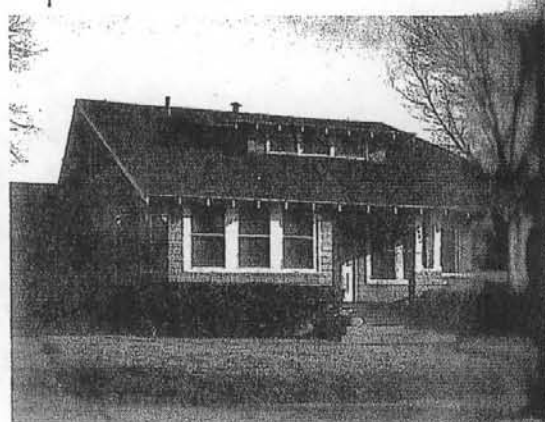
← SIMILAR  
STYLE



# *Eclectic Houses: Craftsman*

## SIDE-GABLED ROOF

1. Dallas, Texas; 1915. Lorrimer House. The typical exposed rafter ends show clearly here.
2. Salisbury, North Carolina; 1913. Rock House. Entry porches such as this are less common than full-width porches.
3. Durham, North Carolina; 1910s. The wide expanse of porch without porch supports allows an unrestricted view from the front windows (see also figures 4, 7, and 8).
4. Louisville, Kentucky; 1910s. Side-gabled Craftsman houses frequently have the attic area finished for bedrooms. Light comes from windows in the gable and from large centered dormers (see also Figures 2, 3, 7, and 8).
5. Dallas, Texas; 1920. Clem House. Note the half-timbering in the gables and the use of paired, tapering porch supports atop the wide pedestals.
6. Dallas, Texas; 1917. Wheaton House. Large round columns, such as this, are seen in Craftsman pattern books, but are uncommon in actual examples.
7. Lexington, Kentucky; 1910s.
8. Kansas City, Missouri; 1910s. The balcony gives this example a Swiss Chalet feel.

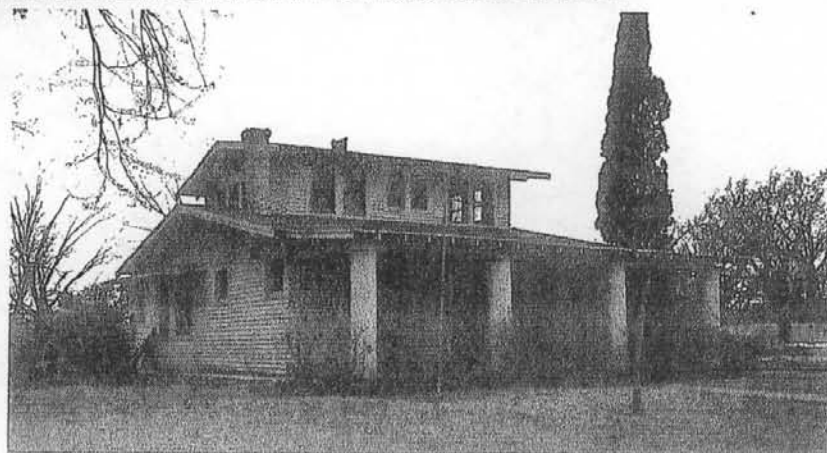


5



3

SIMILAR  
STYLE



6





CITY OF GAITHERSBURG  
31 South Summit Avenue  
Gaithersburg, Maryland 20877

**MINUTES OF THE  
HISTORIC PRESERVATION ADVISORY COMMITTEE  
FEBRUARY 2, 2006**

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The meeting was called to order at 7:40 p.m. Members present: Cathy Drzyzgula, First Vice Chair and Committee Members Joe Coratola, Erin Moyer, and Ronda Bernstein. Absent: Richard Arkin, Chairperson. Staff present: Patricia Patula, Planner, Jacqueline Marsh, Planner, and Karen Jordan, Recording Secretary.

**I. HISTORIC PRESERVATION ELEMENT OF MASTER PLAN**

Committee Members began the review of the final draft of the Master Plan until they would be joined by member Bernstein to have a quorum..

(Member Ronda Bernstein arrived at 7:47 p.m.)

**II. RECOMMENDATION TO HISTORIC DISTRICT COMMISSION**

106 North Summit Avenue, Demolition Request  
Applicant: Claudio Joseph  
Maryland Community Development, LLC

Planner Patricia Patula provided background on the Housely/Gaither house located at 106 North Summit Avenue which was built around 1929. It was owned by families connected with the Briggs and Gaither families and other founding families of the City. The one and a half story craftsman-detailed home has a full width front porch with heavy wooden frame arched openings and a front gabled roof dormer. There is a small accessory building at the rear of the property with a fireplace possibly used as a summer kitchen or laundry house.

Member Ronda Bernstein added that the house is connected to the Gaither family (purchaser Elizabeth G. Gaither, wife of Stanley D. Gaither who is the son of William R. Gaither, cousin of Benjamin Gaither). Ms. Bernstein pointed out that a General William Gaither is listed in the historic preservation master plan and was instrumental in helping to get the railroad to come to Gaithersburg. Ms. Patula said staff would confirm if the two William Gaithers were the same person.

Member Erin Moyer asked the applicant to explain his motivation for demolition. Acting Chair Drzyzgula stressed that, since the committee's review was only to determine the significance of the site and not consider future construction, that the applicant refrain from describing possible future replacement structures. Mr. Joseph replied that he had not wanted to buy a bungalow. Being a builder, he had anticipated to tear it down and build something compatible to the area. He does not perceive this house as being historic and felt he had the support of the City prior to his purchase.

**JOINT  
EXHIBIT**  
#8

Member Joe Coratola said that the craftsman-style structure has architectural significance in the community. After a walk-through of the home, he believed the house was structurally sound, and observed that the exterior brick is in great condition and a majority of windows were original and in working order. The outbuilding appears to be original and in decent condition with a masonry fireplace. He said that the family relationship included Samuel Briggs who was an early settler of Montgomery County as well as the Housley and Gaither families.

First Vice Chair Cathy Drzyzgula said that the house represents the distinctive characteristics of a type, period or method of construction and embodies design, setting, material, workmanship and ambience to the City's sense of time, place and historic development. She agreed with Member Bernstein that William Gaither moved to Gaithersburg in 1853 and was instrumental in trying to get the train to come through but that he did not live in the house itself but rather members of the family resided there. Ms. Drzyzgula concluded that the house, on the original site, has been preserved but the setting has been drastically altered by the apartments surrounding it. The home has some distinctive architecture and she would recommend that the applicant explore tax benefits of historic designation and redeveloping the site without demolishing the house. Member Coratola noted that Jackie Gaither, one of the owners of the house, was active in the community, serving on the Gaithersburg U.S. Bicentennial Committee and the Gaithersburg Centennial Committee of 1977 and 1978.

Member Bernstein agreed with statements by Ms. Drzyzgula and added that the home shows how the City was growing at the time that it was built. It also has most of the original materials which provides a good feel for what the character of the houses were at that time period. The house and outbuilding are original and any damage is on the interior of the main house. Regarding the family connection, the descendants of William and Benjamin Gaither were involved with the growth of the City. Ms. Bernstein would recommend designation but noted that it should only be at the local level.

Member Erin Moyer focused on the outbuilding with its unique fireplace and stated that the existing house is already compatible with the neighborhood. She would suggest designation based on the relationship to the Gaither family, but was not sure about the connection with the larger family history.

In summary, HPAC recommended historic designation of the joint parcels as a local historic site, finding that the property meets the following criteria. Specifically in Section 24-226(b)(1)a, which states that the historic resource "has character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state or nation;" and Section 24-226 (b)(1)c. which states "is identified with a person or a group of person who influenced society." The site shows the development and growth of the City along Summit Avenue in the 1920s. The Housley family, who resided at the home prior to the Gaithers, was a mix of the grouping of the City's founding families that expanded the City of Gaithersburg. The Gaithers, who owned the house for almost thirty years, contributed to the social and cultural life of the City.

Further, regarding Section 24-226(b)(2)a, the home "embodies the distinctive characteristics of a type, period or method of construction" because it meets the patterns of the arts and crafts style of construction. Section 24-226(b)(2)f, it "embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development" because of where the house is

located and that a majority of the original materials are still present on the home including the outbuilding with the fireplace.

Ms. Drzyzgula added that HPAC is recommending the buildings be kept, but are not closing off all opportunities for redevelopment or for future construction on the site. Member Coratola suggested the applicant explore other alternatives and review the master plan to consider different options for the property.

### III. APPROVAL OF MINUTES

#### Minutes of the December 1, 2005 Meeting

Motion was made by Member Coratola, seconded by Member Moyer, that the minutes of the December 1, 2005, Historic Preservation Advisory Committee meeting be approved, as submitted.

VOTE: 3-0-1 (Abstained: Bernstein)

#### Minutes of the January 5, 2006 Meeting

Modifications were made to the minutes.

Motion was made by Member Bernstein, seconded by Member Drzyzgula, that the minutes of the January 5, 2006, Historic Preservation Advisory Committee meeting be approved, as corrected.

VOTE: 2-0-2 (Abstained: Coratola, Moyer)

### IV. HISTORIC PRESERVATION ELEMENT OF MASTER PLAN - CONTINUED

Committee Members continued making changes to the Master Plan. The corrections and changes will be incorporated into the master plan. HPAC expressed their support of the plan and look forward to the final review prior to advertising for the public hearing.

### V. ANNUAL REPORT

Ms. Patula congratulated HPAC on an outstanding year with many significant accomplishments. She highlighted some achievements of the Committee and professional training attended by members of the Committee. Highlights of the year included a joint meeting with the Olde Towne Advisory Committee, nomination of the History Park and the Cannery which received awards from Montgomery County, and the opening of the City's first bed and breakfast.

### VI. ADJOURNMENT

There being no further business to come before this meeting of the Historic Preservation Advisory Committee, the meeting was duly adjourned at 9:50 p.m.

MEMORANDUM TO: Historic Preservation Advisory Committee  
Historic District Commission

VIA: David B. Humpton, City Manager

FROM: Patricia Patula, Planner, Staff Liaison *PAP*

DATE: February 15, 2006

SUBJECT: Gaither Family Questions

Since the HPAC's meeting of February 2, 2006, staff has done additional research to help clarify relationships in the Gaither Family which were somewhat unclear during the discussion of the Housely/Gaither House at 106 North Summit Avenue. Based on available sources, we have determined the following:

1. The William Gaither referred to in the MHT Inventory Form prepared for 106 North Summit Avenue is not the same William Gaither who helped to bring the railroad to Gaithersburg. The former is William Ridgely Gaither, a cousin of Benjamin Gaither, who was from Howard County. In 1852, he purchased a farm off what is now Gaither Road and raised and trained horses. It was William Ridgely's daughter-in-law, Elizabeth Gaither (married to his son Stanley Drathuage Gaither), who was one of the purchasers of the Gaither House at 106 North Summit.

The other William, a second cousin of Benjamin Gaither, was General William Lingan Gaither. General Gaither served as a member of the General Assembly in 1839 and 1840 and as Senator from 1842 to 1858. Due to his position, he was able to help facilitate the coming of the railroad to Gaithersburg.

2. The Gaithers who purchased the home at 106 were Elizabeth G. Gaither and her two daughters, Thelma M. Gaither (unmarried) and Agnes D. "Jackie" Gaither (unmarried). These would have been, respectively, the daughter-in-law and granddaughters of William R. Gaither, who was a cousin to Benjamin.



TRANSCRIPT OF THE  
FEBRUARY 2, 2006  
HISTORIC PRESERVATION ADVISORY COMMITTEE  
MEETING  
RECOMMENDATION TO HDC  
FOR  
DEMOLITION REQUEST

106 North Summit Avenue  
Applicant: Claudio Joseph  
Maryland Community Development, LLC

Transcribed by  
Karen J. Jordan



## **PARTICIPANTS**

### **HISTORIC PRESERVATION ADVISORY COMMITTEE**

First Vice Chair Cathy Drzyzgula

HPAC Members:

Joe Coratola  
Erin Moyer  
Ronda Bernstein

### **STAFF**

Patricia Patula, Planner  
Jacqueline Marsh, Planner

### **OTHER SPEAKERS**

Claudio Joseph, Applicant

FIRST VICE CHAIR CATHY DRZYSGULA Our next item. Do I have to read that today? I'll read it. Okay. This Committee is empowered to meet and act under Article 12 of the City Code of Gaithersburg. It is an advisory committee and will forward its recommendations from this meeting onto the Planning Commission, if required, and to the Historic District Commission who makes the final decision. The next meeting of the HDC is?

PLANNER PATRICIA PATULA February 21 which is a Tuesday.

DRZYSGULA Okay. The technical qualifications of the staff of this committee, the members of the committee, and the members of the Historic District Commission are on file with the City of Gaithersburg, are available on request to any applicant and are hereby made part of the legal record of each and every application heard today. The item on our agenda is a recommendation to the Historic District Commission for 106 North Summit Avenue demolition request. Do you have staff introduction?

PATULA Yeah, I'll do something. I passed around some of the original pictures so that you can see a little bit better.

MEMBER RONDA BERNSTEIN I also have the photos that I took of the shed.

PATULA Oh great. Okay. We'll pass those around too. Mr. Claudio Joseph who's in the audience is the representative or the owner of Maryland Community Planning Development Trust LLC and they're requesting to demolish this building. And you have the Maryland Historical Trust Inventory form plus the photos, but I thought I would just give a brief or read a few excerpts from the Trust form so that we can have in front of us some of the basic things. Because when you go to make this recommendation, what you are recommending to the Historic District Commission, is historical and cultural significance if you feel this building has any. And that's what your main goal is this evening. After that is attended to then you can, if you want, add any further recommendations since you are so closely involved with the master plan for Olde Towne. You can do that as like a separate note.

Okay, this house is located at 106 North Summit Avenue and in the block where it is, it was once an area of single family detached dwellings owned by prominent Gaithersburg families. And as you read through this you see mentioned, especially if you're familiar with the City's history, that the Hutton family, the Gaither, the Briggs,

and there are some others too, Clopper. This house is located, it was built around 1929. It's built on a two-parcel lot of land located on a near half acre at the corner of North Summit and Park Avenue. And there is a small accessory building at the rear. It has a fireplace in it and chimney as well as some windows and doors. The author of this form believes it may have been used as a summer kitchen maybe laundry house and maybe later for a small rental cottage. The site contains a number of mature trees including a notable large White Oak tree on the north side of the lot bordering on Park Avenue. And if you want to look at a picture of the house while I'm kind of skimming these things.

The circa 1929 one and a half story rectangular craftsman-detailed colonial-styled side-gabled building has a full width front porch supported by massive front brick piers and heavy wooden frame arched openings at the front and sides. The porch is covered by the continuation of the roof pitch in the tidewater colonial style. It has a large, central, front-gabled roof dormer with two windows. The rear façade is a full two stories created by a near-full width roof dormer. This may have been a sleeping porch. The exterior cladding is brick on the foundation, chimney and first story, and vinyl clapboard siding of the dormers and rear enclosed porches. The wide eaves are supported with decorative knee brackets. Wood sash double hung six over one wood windows predominate and are found singly, paired and in strings of three. The openings do not appear to have been altered.

This house and its neighbors at 102 and 104 are stylistically related to the English Arts and Crafts style. And this house is an example of the popularized vernacular edition of this somewhat short-lived style. It may have even been a kit house possibly from Sears or Montgomery Ward but there's no real proof of that.

Let me just flip back to some of the comments about the people. We've mentioned, you know, when you go back in the history you see the Hutton Family and the Clopper Family and the Briggs and so forth. Then you come into the more modern times where the house gets its' historic name and that's with Wiley and Alberta Housley who owned it for quite a while and then sold it to the Gaither people. And I



had some fun with this, this afternoon trying to figure out exactly where these Gaither people, ladies fit into the scheme of the Gaither family. Okay. Here is Benjamin Gaither. The City's named after him. William was his cousin. The William is the one who had the son Stanley who were over here nephews. Using my little chart.

DRZYSGULA Right.

PATULA Anyway. The house was then bought by the niece through marriage and her two daughters and they owned it about thirty nine years or so. And then it was sold to the current

DRZYSGULA and William, I'm sorry.

PATULA No go ahead.

DRZYSGULA I was just going to say William, who was the cousin of Benjamin, was from Howard County.

PATULA Right.

DRZYSGULA So he didn't live in the vicinity.

PATULA Well I guess he moved here. Well no. They

DRZYSGULA No.

MEMBER RONDA BERNSTEIN He's listed in our historic preservation master plan. William is.

MEMBER JOE CORATOLA Um hum.

BERNSTEIN So he's significant. I'll find it.

DRZYSGULA He's listed in there?

BERNSTEIN Yeah. They talk about him.

DRZYSGULA Okay.

PATULA Yeah and I'd have to confirm. And I thought it was interesting that one of the daughters whose name was Agnes, was called Jackie. (Laughter). So that's just a little bit of an overview. The pictures, and I thank Mr. Joseph for you know adding to the pictures and also to Ronda for whatever she brought this evening because I haven't seen yet. So I'll turn it over to you all. And if you have some questions of Mr. Joseph he's here.

BERNSTEIN Cathy.

DRZYSGULA Um hum.

BERNSTEIN It's on page two.

DRZYSGULA Thank you.

BERNSTEIN He was one of the people that got the railroad to come to Gaithersburg.

DRZYSGULA That isn't the same William though.

BERNSTEIN There are two William Gaither's?

DRZYSGULA I think so. I can't tell for sure. Well I don't know. I mean this report says that he lived in Howard County. This William.

BERNSTEIN Well it doesn't say he lived in Gaithersburg. It just says he was for getting the railroad to come here.

DRZYSGULA And this says he's a General. And this doesn't.

CORATOLA Right.

BERNSTEIN So. I mean there's no, there's no. It doesn't say he lived here.

PATULA Well maybe he was originally from Howard County because it goes on to say that then he purchased a farm on Gaither Road. And maybe that he just came from there and moved here. Well we can, you know, look into that a little bit more if you feel that it's important. So do you all have your criteria there for the significance evaluation? Mr. Joseph, I think I gave you this, didn't I? The criteria for the designation. No?

CORATOLA So I had one question about the William Gaither, the three women are nieces of his?

PATULA Um

DRZYSGULA One is his niece and the other two are the nieces' daughters.

PATULA Right.

CORATOLA Okay.

PATULA Right.

CORATOLA Right. Elizabeth was his niece and the other two were her daughters.

DRZYSGULA Sorry.

PATULA Now, as you go through the criteria; if you feel one of the criteria is met for this site you have to say why. Or even maybe to what extent.

MEMBER ERIN MOYER Are we allowed to ask him questions?

PATULA Sure.

DRZYZGULA Yes, do you have a question?

MOYER Uh, yeah, I'd like to know. I don't know if I've missed this, but why are you wanting to tear down this building? I didn't see it listed in my application.

MR. CLAUDIO JOSEPH Because

PATULA Can you come to the microphone?

PLANNER JACQUELINE MARSH Sir, can you speak into the microphone please?

DRZYZGULA Can I say something before you answer? I'm sorry. That our procedure is to cover the designation criteria for the building without respect to what would replace it. So don't tell us anything about what else you would do. You can tell us about why you want to demolish the building but not what to replace it.

MR. JOSEPH Okay. When I originally was looking to purchase it, I talked with the, with the realtor. They are very much involved with Gaithersburg and he has his own shop, antique shop in, on 355 here in Gaithersburg. And he lives in Gaithersburg so I, I was, I was looking for an intention to build some, something on it that was not a particular bungalow. And I got, and I came one time to the City Hall and talked to the people and everybody was immediately saying, no you cannot take the tree off. You cannot do that, you cannot do that. So I wrote a letter to my agent and said, you know, I feel that it's like getting in touch with looking into (inaudible) the bank advertise no, no, never. (Inaudible). That's the type of response that I got.

So I wrote these and he sent it to Mr. Katz and I know we are not thinking. And I talked with somebody else who said that this wouldn't be a problem. That was somebody in Planning that was here and I talked to them and they could not be a problem with these houses from the 1940's and there was nothing about the house. What was the history of the house. If it was whoever was the owner. The previous owner. Nephew and niece from, whatever person it was. So I had only information.

So the intention was to buy it and to build something else on it that would be compatible with the area where it is. So, that was basically was my thought was. I didn't buy it to have a bungalow, in my view in between something different. But the bungalow is a, comes from the Indian word "Bungalot" so it's not something that is a very historic situation anyway, from my view. But that was my view. And when I

purchased it I thought that these would be, wouldn't, would be possible to tear it down and put something compatible to the area and look into the (inaudible). Look into the building behind it. It was a large Magruder development there. That I think anybody can do something better than the looks of that huge (inaudible) building. So that was my view. And I've been building in, in Potomac houses and Bethesda, and Chevy Chase and I felt that that would be a possibility. So that is from where I come. If that's what your question is?

DRZYSGULA           Anybody want to go first? Comments?

CORATOLA           Well I went through several items here and pulled out a couple items about the style of the house. The style and I actually brought a, the Field Guide to American Houses. This style is a craftsman-style structure and there were a couple of examples in the book which I can read for the record that are very similar to this house. With the simple slope roof and single dormer on the front. The large masonry piers and the arched columns on the front porch as well. So I have those in here. So, so that this house does have some architectural significance in the community.

Then I was going through the relations with the family and on the historical and cultural side. It appears going through all the information that this was possibly rented by the Wiley Alberta Housley prior to them purchasing. Alberta Housley was the daughter of the Briggs family. Of Samuel Briggs it says who was the, he was an early settler of Montgomery County. Then later on it was sold to the Gaither family. The Housley, as Pat had mentioned, the Housley family owned it from the 1930's, 1920's to 1957. And then it was purchased by the Gaither family, Elizabeth with her two daughters and.

As far as the house itself, the house is in structurally in good condition. I actually had a chance to walk through the structure. The brick is in great condition on the exterior. The original siding appears to be covered with, it could still be there and it's covered by the vinyl siding. The majority of the windows were original and in working order. And, it appears on the back side of the house that there was a small porch that probably was enclosed and expanded over the years. The windows on the

back side are different. They're one over one instead of the six over one. So it shows that there, at some point, there was an addition done. But it appears that the addition was not done recent. It probably was done shortly after they purchased the house. And like I said this style of this house follows the English Arts and Crafts style. I don't. It mentions that it could be a kit house. I don't, you know based on looking at it, it does not appear to be a kit house. It appears that somebody, you know, built this from scratch from the ground up. And that's my professional opinion, not a, not just a from a visual inspection. That's all I had.

PATULA Do you have anything to say about the outbuilding?

CORATOLA Oh yeah. The, let's see. I put in here that the. Again the outbuilding appears to be original. It's in decent condition. It also has a masonry fireplace in it. On the back side. So it says that structure was used for some kind of service to the house. It does not appear to be any kind of carriage structure or automobile garage. That it probably could have been used for some sort of summer kitchen or laundry which later in the years probably was somebody's home office. A pre-cursor to the home office.

DRZYSGULA You want to say something? I'll give my spiel. And then Ronda can have a turn if she wants. I went through the criteria and I thought under historical and cultural significance that it has character, interest or value as part of the development heritage or cultural characteristics of the City, State or Nation. Just for representing the type of housing on Summit that under architectural it embodies the distinctive characteristics of a type, period or method of construction and it embodies design, setting, materials, workmanship and ambience to the City's sense of time, place and historic development. But I certainly didn't think it had, it was outstanding in its' architectural sense.

And for some reason I don't have the parts about. Oh, I'm sorry. And originally I thought it had almost no identification with people of importance because I thought William Gaither just lived in Howard County the whole time. But I think I now agree with Ronda that he did move here. In particular it says he moved here in 1852 to what's now Gaither Road and the part about trying to get the train come through was in 1853. So that makes sense. However, I still find, I mean he didn't live there; his

wife and children lived there. So I don't. I sort of find that the connection to the Gaithersburg families is kind of weak. That the Cloppers and Huttons owned all the land in this area so if you only went by that then every site would be historic of the plots that they had once owned. So, and the criteria is identified with a person or a group of persons who influence society so that would have to me to indicate his widow or his daughters were people who did that and I don't see we have any evidence of that.

So my overall conclusion is that this house is on a site. Oh, I also say that the house has only minor alterations and the outbuildings are present and recognizable. The original site has been preserved but the setting has been drastically altered by the apartments behind it. And the apartment buildings across the street. There originally were three other houses across the street similar to. I don't know if they were the same style but in the same kind of spacing as the houses on the west side of Summit.

So to me this house in a lot of ways are similar to the house at 100 Central Avenue. It wasn't part of the City limits until recently. At least up and through 1949, this was outside the City of Gaithersburg. So it's sort of an entranceway thing like 100 Central Avenue is. The house had similar water damage problems but was structurally sound as this one is. And it has some distinctive architecture is the main, main significance of it. So I find it has some significance but not a lot. And in that case I think it would be a case where one, I would recommend you look into the tax benefits of designation and your opportunities for redeveloping the site without demolishing the house.

CORATOLA           Let me ask you. You talk about the historical cultural significance. There was one person who did participate loosely in City activities. Jackie Gaither who was involved in a couple of the City committees over the years. The U.S. Bicentennial Committee and the Gaithersburg Centennial Committee. So she was involved in the goings on of the City of Gaithersburg

DRZYSGULA           Okay. Do you have anything to say?

BERNSTEIN           Oh. I didn't know you were done.

DRZYSGULA Yeah. I'm done. Sorry.

BERNSTEIN Oh I just thought Joe just interrupted you. I thought you were still continuing when Joe was done.

DRZYSGULA No.

BERNSTEIN Basically, most of the things that Cathy said, I agree with. That as part of the growth of the City, this house is important. So under historical and cultural significance. Because it shows how the City was growing at the time that it was built. And the architectural and design significance because it was, with all the original materials that are still present you, you get a really good feel for what the character of the houses were that the people are living in during that time period. And as far as the level of site significance, it would be local and, but the original site and the environmental character, streetscape, and all that of this house has been drastically altered with being surrounded by the apartments now. And it does still have its outbuilding in its original condition as far as the exterior of the house is concerned and the damage is interior damage on this, for this house. And as such it doesn't need to be demolished because the, because of damage. It's water damage.

But as far as designation I recommend it be designated, but I'm not sure if it's extraordinary enough that it would get it. We don't have. I don't feel that there are a lot of buildings left in the City that had any relationship to the original families and even if it wasn't a, you know, it wasn't Benjamin and it wasn't William himself, these are still descendants that were involved with the growth of the City and its' activities. It would be nice not to lose that type of connection that we have to the City's past.

DRZYSGULA (Directed toward Erin Moyer) - At least comment back to whether you'd recommend it for designation or not.

MOYER Okay. Well I agree with Ronda and Cathy in the sense of the architectural. I think what I am looking, leaning towards is the outhouse, the outbuilding that tells the story clearly there with the fireplace. It's not something you see very often and that's what's pushing me to keep that, because that's very unique. And also, I guess I was leaning, I was thinking about the applicant and his response that he wants to build something comparable to what's already there and I look down the street and I see that this house is comparable to what's there. So I don't know

how much closer what you want to get to what is in that area already. So, that's just my feeling on it. So I would suggest designation but I 'm also, you know, not quite sure with the family history. That's what I was putting down as the significance that it was due to the relations of the Gaither family, for designation.

DRZYSGULA Okay. So we need to put together a recommendation. I think we've had mention of criteria's 1A and C. And 2A and F.

CORATOLA Um hum.

DRZYSGULA Any others?

BERNSTEIN Say that one more time?

DRZYSGULA 1A and C. And 2A and F.

CORATOLA How about

BERNSTEIN and 1D was.

DRZYSGULA Okay.

BERNSTEIN The expansion of the City in that, during that time period.

CORATOLA Or do we want to add in there 1C as well?

DRZYSGULA Well I had that.

CORATOLA Jackie

DRZYSGULA I had that. I had that. I had A and C.

CORATOLA I'm spacing out.

DRZYSGULA That's okay.

BERNSTEIN See that's (inaudible) and it just seemed to me that with that being part of the expansion of the City, that, that would, that would fall under D.

DRZYSGULA Okay.

PATULA So you have 1A and 1C.

BERNSTEIN See that's economic and social.

PATULA You have 1A, 1C, 1D, 2A and 2F?

CORATOLA Um hum.

DRZYSGULA Yeah, I guess I thought we. I mean we can include C but A specifically says part of the development of the City so

CORATOLA Right.

DRZYSGULA that's why

BERNSTEIN Okay.



DRZYSGULA I picked that one I thought that part kind of fit.

BERNSTEIN That's true. Okay.

DRZYSGULA Better than. But

CORATOLA Over D?

BERNSTEIN Right.

PATULA Okay. Can you say that again?

MOYER 2A and C.

PATULA 2A and C. Okay.

MOYER I mean, sorry. 1A and C. And 2A and F.

PATULA And no D?

DRZYSGULA Yeah. Yeah 1 in particular was for the, representing the development, growth of the City. 2 was because of the connection with the Gaither family. And Jackie Gaither's participation in the Centennial activities in the City. 2A was because of the characteristics, as Joe described of the particular style of construction which is recognized as a name style, or whatever you want to call it.

BERNSTEIN Crafts.

DRZYSGULA And F was because of its' relationship to the where it's located and the houses

CORATOLA And that it's, a majority of the original materials are

DRZYSGULA that's right. Yeah. Did we mutter through that well enough? So, and I'm gathering we would recommend it for designation as meeting the criteria.

CORATOLA Now. We're recommending this structure alone? Or the structure and the site?

DRZYSGULA Oh I should mention that.

PATULA It should be the site.

DRZYSGULA It should be the structure and the outbuilding, in particular actually. And the site.

MARSH Pat. What about the setting? The environmental setting?

PATULA That's

MARSH Well I mean the whole parcel?

PATULA Oh yes.

DRZYSGULA Oh when we say the site, we mean the whole parcel. But when we say the setting we're talking about the stuff around it. Like the apartment buildings. That might not be what

CORATOLA We're focusing only on the site.

DRZYSGULA That might not be what you'd take those words to mean. I'm just saying that's what we're saying.

MARSH What about. Okay. So, the parcel

CORATOLA The setting would be the surrounding properties.

MARSH What about the property? The Property?

PATULA The whole property?

DRZYSGULA Well I think the whole property should be designated. That would not necessarily prohibit future development of some of that space though but would require another, an application.

MARSH Okay.

DRZYSGULA So. Does that

MARSH Yeah. Just cause that's, that's a big parcel that has that tree and

DRZYSGULA Right. It's a large lot.

MARSH Yeah.

DRZYSGULA Yes. I agree.

MARSH Okay. Then, you know, we ran into the whole environmental setting list. 100 Central Avenue. So I just

PATULA Mr. Joseph. This is two lots together?

MR. JOSEPH Two parcels.

PATULA Two parcels. So, it's really two parcels. So you do include both parcels. Is that what you're saying?

DRZYSGULA Right. So, we're recommending this to the Historic District Commission. They will have the final decision on designation? Or does it go to the Mayor and Council?

PATULA This will go to the HDC. This will go to the Historic District Commission since this on the inventory.

DRZYSGULA Okay.

PATULA Would you mind going through the criteria once again with the reasons again?

DRZYSGULA Okay. 1A. Has character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state, or nation. That was because it was one of the. Well there's that whole set of three houses there of which it's part that show the growth of the City along Summit Avenue at that. In the twenties.

And then C. Is identified with a person or a group of persons who influenced society. Where this was due to the association with the Gaither family. In particular, in general. And

CORATOLA We probably should add in the Housley family as well.

DRZYSGULA Okay.

CORATOLA Because the Housley family was the mix of the grouping of families that, you know, expanded the City of Gaithersburg.

PATULA So they're connected to like the founding family?

CORATOLA Correct. That's what I meant to say. The founding families.

DRZYSGULA Okay. And Jackie Gaither who was in the house from

CORATOLA 1957

DRZYSGULA 1957 until some time after 1975.

CORATOLA Yep.

DRZYSGULA Oh, I guess until 1986. And her participation in the centennial planning and activities in Gaithersburg.

And then 2A was embodies the distinctive characteristics of a type, period or method of construction. Because it clearly meets the patterns of the, what do you call it again?

PATULA Arts and crafts.

CORATOLA Arts and crafts.

DRZYSGULA Arts and crafts style. And F, I was thinking (inaudible) embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development. Clearly the original materials are nearly all present and workmanship. This is so that it gives a sense of the way houses were built.

CORATOLA The quality of home construction at the time.

DRZYSGULA Thank you. And that also reflects from the other list that it has only minor alterations. The outbuildings are present. Um in fact, quite outstanding. The original site; meaning the lot, the two lots together is preserved although the setting is drastically altered. Okay. Do you understand?

MR. JOSEPH I understand.

DRZYSGULA Okay. Okay. Okay. I just want you to understand we're recommending that the buildings be kept but we're not closing off all your opportunities by designating it. So

MR. JOSEPH Are the other buildings, 102 and 104, also (inaudible – not standing by microphone)?

DRZYSGULA Yes. They have come for us before on a similar procedure and we have recommended against demolishing them.

PATULA Well no. 102. The one at the corner has been approved for demolition by the Council. The Historic District Commission.

DRZYSGULA Oh. Okay. I didn't remember that.

PATULA Yeah. That was almost two years again.

DRZYSGULA Okay.

PATULA But he hasn't done anything.

DRZYSGULA Okay.

PATULA If I could interject?

DRZYSGULA Yeah.

PATULA Mr. Joseph. This is an advisory committee. So this recommendation will go to the City's Historic District Commission which is the Mayor and Council. And they'll review what their rep said. And then they will decide, Number 1. Well they could say, let's hold a public hearing on to see whether or not this should be designated? So that's one thing they could do. And then that'll take a couple of months to get that through. Or they could say, well we, even though we feel there might be some significance, it's not enough and we agree to the demolition. So, you know, it can go either way. And we don't know at this time what way it would be.

MR. JOSEPH What year was it built?

PATULA Well in Judy's write up I saw a couple of different dates.

CORATOLA 1929.

PATULA That's what seemed to be the dominate one. About 1929. Cause I know the tax records don't have any date for it. But then in another place I saw she had 1935. So, but it seems like the 1929 was the more appropriate one.

CORATOLA Yeah.

PATULA Do you want to vote on that and then any other further recommendations that you want to make?

CORATOLA Vote on what Cathy just said?

DRZYSGULA The recommendation.

PATULA Yeah. To

CORATOLA Okay.

DRZYSGULA All in favor of the recommendation? Do I have to close the record?

PATULA There really isn't any record.

DRZYSGULA All in favor of the recommendation as stated for designation?

ALL MEMBERS Aye.

DRZYSGULA Thank you. Opposed? There's none. I vote Aye. And do we have any other comments to add.

PATULA We could add as a like a secondary type thing about how you view it in terms of the olde towne master plan since you were very involved in the master plan and you have that memo to the Council with the

DRZYSGULA Well I don't know if anybody else agrees, but I personally wouldn't want designation to prevent the possibility of further development on this site. I think as part of the entrance to olde towne that an appropriate structure, given how much land is available, would be something to look upon favorably. It's what we have been trying to do with some of the other older houses and it would be a good possibility with tax benefits and so forth.

CORATOLA Well if you look at the master plan layout they show, you know, called out in, is it Sector 5 Pat?

PATULA Yes. I brought a colored version if you need to refer to it.

DRZYSGULA I don't believe so.

CORATOLA No. There on the master plan it talks about multi-family townhouse type development and right on the corner they left actually the location of this house

as an open area or you know a corner to the entrance of this new development that could take place. And this structure could be part of that community. It could serve as, you know, an information center or a community center for the groupings of housing. If you look at the master plan it's right on the corner of. They have a driveway entrance and on the right-hand side

MR. JOSEPH (Inaudible – not standing at the microphone). . . . the master plan, I would think that would represented how (inaudible) on that lot and when I look to that I thought what (inaudible) I think immediately that it is showing townhomes

PATULA Mr. Joseph. Could you (pointed toward the microphone)

MR. JOSEPH (Inaudible). . . . If I would do a master plan study from scratch it would say these are historical, that is historical, that is to be town homes. And I would draw it in that form. But it wasn't drawn in that form. And it was drawn with, showing all town homes on that part of the, of the

CORATOLA Well if you look at the master plan there is, there is a driveway entrance into that what could be a new community. And on the right-hand side of that entrance is a parcel of land that does not have the townhouses on it which could be this building.

MR. JOSEPH But the ones that I, the ones that I saw is shows definitely everything on that 102 to 106 block shows only town homes.

CORATOLA Correct.

MR. JOSEPH It doesn't show anything. But it could be something else.

CORATOLA It could be something else. You know, this is a recommendation that the master plan is a recommendation. I know that this recommendation has been modified any other applications. What I'm, I guess what I'm getting at is, this house could be part of that community. It could be used for some kind of community function for the townhouses. That the townhouses could surround.

MR. JOSEPH But it's too few townhouses to do that you know. As a maximum that could be built there anyway would be eight small size townhomes. And when I looked at that I looked to an area in Bethesda so there were townhouses were built and it was using exactly the same idea that these would be what I would build there. I normally do that but I stopped (inaudible) I see something that looks really, definitely nice from everything that it (inaudible) and basically copy. Because I think,

I think the best way is to copy something that already exists. So that was my idea that I would put town homes that would look like these town homes that are in a street called Hampton Lane.

CORATOLA Um hum. I know it well.

MR. JOSEPH They are beautiful town homes that have exactly the eighteen feet side width. And they are

CORATOLA I've actually been reminded that we're not suppose to be talking about that so

DRZYSGULA I certainly understand your concern about the fact that things that might be designated historical are not shown that way on the master plan. There are, I think we are working to do that more clearly as the master plans get updated but it hasn't been something that's been standard practice.

MR. JOSEPH Cathy. If I would be in the situation of saying what I would do, sort of a hunch. If I would need to stay with that house. Because I need to think that too. I need to stay with the house. Renovate it. Make it look nice. Increase the columns. If that is permitted so that the whole roof line, because it is very low. It needs to go up. The roof a little bit. I would say one foot would make, would make a miracle. Then I would be thinking that wouldn't be able to be a town home that would be probably some retail around it because it wouldn't, it wouldn't have a. Because the other part that is complicated is that of the tree. The White Oak that is there which I was thinking that that was my obstruction that I would have been Oak. But being permitted. And then I would think that the best thing probably would be to be some kind of a retail instead of being something not a restaurant but something retail. I don't know what, what kind of retail. Because it gets to be too small and for looking cost and all that, that it would be something. But I shouldn't be talking about that.

DRZYSGULA Right. And we can't provide you definite advice on anything like that but I'd certainly explore it. I encourage you to explore the possibilities and see what you can, what would work on the site for, you know, look around. You might look for other places where older homes have been reused.

MR. JOSEPH No. My mind open. It's just that I feel sort of these little house which I feel is a bungalow. I read a lot about bungalows during these last

PATULA I can confirm that.



MR. JOSEPH            I was reading about that for a while. And then, these little houses. The only historic house if I look for one mile to each side. Because there are very few houses. There's one lawyer's house that is probably historical house. And then the next one, all the rest doesn't seem to be except when you reach Diamond Street in that area that you have more historical houses. Because they were built a long time ago and they're in pictures and all that. These are not even present in any pictures. Apparently nobody thought about taking pictures of that house so. But I know. We go to another round and I understand your opinion. Not that I. You looking for the historic side of the City of Gaithersburg. You look to, to Chevy Chase and to D.C. you see a huge amount of the same kind of houses much nicer and with much more accents than these ones have. In fact, I was going through streets and streets and streets just to try to see in D.C. and near Colorado Avenue. Hundreds of these houses in fantastic condition and I think that these little whole houses in the middle of so many (inaudible) historical houses for me is difficult to believe. But I understand your position.

DRZYZGULA            Right. Well and we wouldn't go so and we're not suggestion that it would like qualify for a national register designation or anything like that. It would

CORATOLA            It's at the local level. We're talking about the local level.

DRZYZGULA            We're talking about the local level.

MR. JOSEPH            If I need to stay with that I would put a big plaque in front. (Laughter)

PATULA                Do you know. Could I offer something else here? Just for your thinking purposes. Just seeing how the corner a little farther north is being developed now cause there were several little houses there that are going to be demolished and. How many townhouses Jackie?

MARSH                45.

PATULA                45 townhouses are going up in that next corner past.

MR. JOSEPH            Bozzutto

PATULA                Yes. That corner right there. Bozzutto's group is doing that. This, your parcel, it's kind of small. And then you have these other two little houses. You might want to consider trying to consolidate, if you possibly can.

MR. JOSEPH            It way too expensive.

PATULA                Way too much?

MR. JOSEPH           It got overboard and

CORATOLA           Really?

PATULA             Because we're working with another place in the City where they're trying to do a commercial building on a house lot. Just because the partners. I mean the adjacent lot owners won't work together. And it's just so problematic. It's at a standstill. So I think a lot of this kind of almost implies, what do you call it? You know getting the larger areas to work together.

MR. JOSEPH         Yes. Apparently it was already attempted and didn't work out before and so I think you know that the agent was telling me about type of Winfrey. What is his last name?

PATULA             Pumphrey?

MR. JOSEPH         No. That has that historic. Big store with antiques.

DRZYSGULA         Is it the Becraft's?

MR. JOSEPH         Becraft yeah. So he was saying to me that he's been trying to attempted and never

DRZYSGULA         Oh you mean to aggregate the parcels?

MR. JOSEPH         To consolidate everything, yeah. But anyway, whatever, whatever I need to follow, I will follow and I take it with, as a sportsman. And if it's. But it will, but it will look nice because I always have attempted to do little things, but to do it nicely. I'm going to do something nice there. It will not be. It will be brick. It will be stone, but it will not be siding. It will be something nice coming out there.

PATULA             Well do you want

MR. JOSEPH         You can rest assured.

PATULA             Do you want to make any other recommendation? Because the one you have is, you're recommending that it be considered for historic designation. So is there any others?

DRZYSGULA         Yeah. I was also proposing to make a recommendation to so though that, you know, that we wanted to make it clear that we were not trying to keep the site from consideration

CORATOLA           Being developed.

DRZYSGULA         for redevelopment. Or

PATULA             The part that would be left over so to speak.

DRZYZGULA Right. Yeah.

MR. JOSEPH It's not to be a park.

(Laughter)

DRZYZGULA Right.

CORATOLA Exactly.

DRZYZGULA Right.

PATULA I guess I could put that with the motion for designation. Or do you want. I guess that would really be separate?

DRZYZGULA I think it's separate. Cause it's a recommendation.

CORATOLA Yeah. It's a totally different, exactly.

DRZYZGULA Recommendation.

PATULA To allow further development on this site.

DRZYZGULA Well I don't know. I mean I guess it's clarifying something designation to

PATULA Okay. I think after I write this up I might e-mail it to you to make sure I got what you want.

CORATOLA Okay.

PATULA Anything about the master plan or

CORATOLA No. I think

DRZYZGULA I don't think so.

CORATOLA I think we're saying that the recommendation beyond the designation of you know, this designation not

MARSH Prohibit?

CORATOLA Yeah. Prohibiting. I'm trying to think of another word. But

MARSH Hinder?

CORATOLA Hinder. Yeah that's the one. Hinder further development.

MARSH Deter?

DRZYZGULA Well and especially because what's shown on the master plan may not actually be very feasible so we would want to allow more flexibility other than

CORATOLA Exactly.

DRZYZGULA requirements pictured on the master plan. So we don't want to mention it.

PATULA                So you would not want to hinder further development on the remaining parcel if it's designated?

CORATOLA            Um hum.

PATULA                Okay.

DRZYSGULA           Alright. Thank you.

MR. JOSEPH           Thank you.

PATULA                Mr. Joseph? Now Mr. Joseph. On February 21, come to that meeting and then the Historic District Commission will continue. Thank you.

Ref: Supporting Background of HPAC for designating the 106 house a historic site.

My position on this matter is that I would be glad to maintain the aforementioned house, if it would have historic value. However everything shows that the 106 house was built in 1940 as indicated in the tax records and the MRIS data. Information originally received from Mr. Daniel J. Hixon (previous owner) also stated that the house was built in 1940, which I assume was received from its previous owners, but another determining factor is that the house is heated by a 1940's model radiator produced by US Radiator Corporation (a Company no longer in business).

It would be ludicrous to force this house to become historic (because it looks nice), while all neighboring houses all from the Arts and Crafts Movement (102 and the ones belonging to the Bozutto development) are not considered historical. There are absolutely no records, no pictures and no documentation (except for the tax records and the MRIS data) to back up a historic qualification, as for all other houses on Diamond Avenue there are records, pictures and documentation of its historical value.

The 106 house is a reproduction of typical Bungalows built at beginning of the century in California, and later across the country. All of them were built in stone, stucco and wood. When the veranda was built with brick (rarely) in the early 1900's, never the brick was used as a veneer for the sides of the house as in the 106 house. The 106 house is a simple built bungalow absent of the number of typical accents present in the bungalows of early 1900's. In the District of Columbia and in Chevy Chase (MD) thousands of bungalows were built some in early 1900's up to the 1950's. The older ones have a veranda built in stone, stucco and wood, with the siding and stucco on the sides of the buildings, and most of them rich in typical accents of the 1900's bungalows.

When I originally intended to purchase the property, I noticed so many difficulties in getting information from the City relative to the house and its white oak tree, that I wrote a letter to my real estate broker, Mr. W. Irvine explaining to him my reason for pulling out of the deal. Mr. Irvine sent a copy of my letter to the Mayor Mr. Sidney Katz, and communicated to me that I should not be worried because this house did not seem historic. Therefore, I went through the sales contract.

I am flabbergasted with the **Para. 8 – Significance**, because it is redundant, hypothecated, and with many suppositions. The whole discussion uses arguments that are completely inadequate by using expressions, as probably, seems evident, and likely, when there is no evidence whatsoever to support that this 106 house was historic as stated in the supporting background.

In view of what I have said above, I can not see the basis of any significant support for this supposed historic background.

Sincerely,

Claudio J. Joseph (General Manager of Maryland Community Development Trust,LLC)



# MAYOR & COUNCIL AGENDA COVER SHEET

## MEETING DATE:

February 21, 2006

## CALL TO PODIUM:

Patricia Patula, Planner

## RESPONSIBLE STAFF:

Patricia Patula, Planner  
Jacqueline Marsh, Planner

## AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
x	Historic District Commission
	Consent Item
	Ordinance
	Resolution
x	Policy Discussion
	Work Session Discussion Item
	Other:

## PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

## TITLE:

**Historic District Commission: Policy Discussion**

Demolition Request: 106 North Summit Avenue

The Housley/Gaither House

Applicant: Claudio Joseph

Maryland Community Development Trust LLC

## SUPPORTING BACKGROUND:

A demolition request for the house at 106 North Summit Avenue was filed on December 23, 2005, by Claudio Joseph, of Maryland Community Development Trust, LLC. On January 3, 2006, HPAC members Arkin, Coratola, Bernstein, and Drzyzgula and staff person Patricia Patula visited the site with Mr. Joseph. The group toured both the interior and exterior of the house as well as the yard and outbuilding.

At their meeting of February 2, 2006, the HPAC evaluated the site per the criteria for historic significance in the City's Preservation of Historic Resources Ordinance, Section 24-226(b). They found that the site meets the following criteria:\*\*

(1) Historical and cultural significance, criteria a and c.

(2) Architectural and design significance, criteria a and f.

\*\* See HPAC's evaluation of site

The HPAC recommends that 106 North Summit Avenue be designated as a local historic site. They further recommend that historic designation not hinder further development on the remainder of the site.

The HDC may direct the city manager to withhold issuing the demolition permit [Sec. 24-231.2] where it determines that any site has the reasonable probability of being designated. It may, on its own motion [Sec. 24-226(a)], sponsor a public hearing to determine if the historical significance substantiates designation as a local site. It may also direct the city manager to issue the demolition permit.

### Attachments:

Demolition request

Designation Criteria, Sec. 24-226 Excerpt Preservation Ordinance

Maryland Historical Trust Inventory Form

Excerpt Field Guide to American Houses

HPAC's Evaluation of Site

Minutes of HPAC meeting February 2, 2006

Transcript of HPAC meeting February 2, 2006

Memo re Gaither Family

## DESIRED OUTCOME:

Provide guidance to staff; determine need for public hearing

**JOINT  
EXHIBIT**

#12

40-31

3-30-06



February 24, 2006

Karey Major, Law Section  
The Gaithersburg Gazette  
P.O. Caller 6006  
Gaithersburg, Maryland 20884

Dear Karey:

Please publish the following legal advertisement in the **March 1 and 8, 2006**, issues of the *Gaithersburg Gazette*.

Sincerely,

*Patricia Patula*

Patricia A Patula, Planner  
Planning and Code Administration

ASSIGN CODE: PHHD-31

### NOTICE OF JOINT PUBLIC HEARING

The Historic District Commission and the Planning Commission of the City of Gaithersburg will conduct a joint public hearing on HD-31, filed by the Historic District Commission, on

**MONDAY  
MARCH 20, 2006  
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests historic designation of the Housely/Gaither House at 106 North Summit Avenue, Gaithersburg, Maryland. The structure was built on Parcel P773 about 1929, and is listed within the City's Inventory of Historic Resources. The City's Historic Preservation Advisory Committee recommended historic designation of the Housely/Gaither House based on criteria within Section 24-226 of the City Code.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Patricia A. Patula  
Planning and Code Administration  
PP/mg

**Acct# 133649** City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098  
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaithersburgmd.gov • www.gaithersburgmd.gov

MAYOR  
Sidney A. Katz

COUNCIL MEMBERS  
Stanley I. Alster  
Geraldine E. Edens  
Henry F. Marraffa, Jr.  
John B. Schlichting  
Michael A. Sesma

CITY MANAGER  
David B. Humpton

**JOINT  
EXHIBIT**

#13

HD-31

3-20-06





CITY OF GAITHERSBURG  
31 South Summit Avenue  
Gaithersburg, Maryland 20877  
Telephone: 301-258-6330

### NOTICE OF JOINT PUBLIC HEARING

APPLICANT: City of Gaithersburg Historic District Commission

APPLICATION: HD-31

Please take notice that the Historic District Commission and the Planning Commission will be conducting a joint public hearing on the above-referenced application on **Monday, March 20, 2006, at 7:30 p.m.** or as soon thereafter as this matter can be heard.

The application requests historic designation of the Housely/Gaither House at 106 North Summit Avenue, Gaithersburg, Maryland. The structure was built on Parcel P773 about 1929, and is listed within the City's Inventory of Historic Resources. The City's Historic Preservation Advisory Committee recommended historic designation of the Housely/Gaither House based on criteria within Section 24-226 of the City Code.

Further information and a detailed description of the proposal may be obtained from Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

CITY OF GAITHERSBURG

By: Patricia Patula  
Patricia Patula, Planner

### NOTICES SENT THIS 28<sup>th</sup> DAY OF FEBRUARY, 2006

#### APPLICANT/OWNER:

Patricia Patula for Historic District Commission

#### INTERESTED AND REQUIRED PARTIES:

*(A complete listing of interested parties is available at City Hall, Planning and Code Administration during regular business hours.)*

#### HISTORIC PRESERVATION ADVISORY COMMITTEE

#### PLANNING COMMISSION

#### HISTORIC DISTRICT COMMISSION

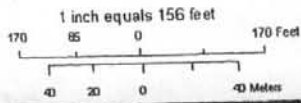
#### CITY STAFF:

David Humpton, City Manager  
Frederick J. Felton, Assistant City Manager  
Tony Tomasello, Assistant City Manager  
Cathy Borten, City Attorney  
Britta Monaco, Public Information Director  
Doris Stokes, City Manager's Office  
Wes Burnette, Permits and Inspections Director  
Jeff Baldwin, Web Administrator (via email)

*(See Site Location Map on Reverse)*



106 North Summit Avenue  
HD-31



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City of Goldenberg  
Planning and Public Works  
21 S. Second Ave.  
Goldenberg, ND 58737  
(701) 734-1118  
www.goldenberg.gov

106 North Summit Avenue • 27-000-2000 • jmm



AAKAM LLC  
13600 STONEBARN LN  
N POTOMAC MD 20878

BOARD OF EDUCATION  
850 HUNGERFORD DR  
ROCKVILLE MD 20850

BRUCE A & D J RATTI  
549 BEACH DRIVE  
ANNAPOLIS MD 21403

CLAUDIO JOSEPH  
MARYLAND COM DEV TRUST LLC  
5884 HUBBARD DR  
ROCKVILLE MD 20852

DANIEL J & J M HIXON  
106 NORTH SUMMIT AVE  
GAITHERSBURG MD 20877

FOUNDATION OF WORLD CHILD  
9300 COLUMBIA BLVD  
SILVER SPRING MD 20910

GAITHERSBURG HISTORICAL SOCIETY  
PO BOX 211  
GAITHERSBURG MD 20877

GEORGE L F SEIDL  
715 HERMLEIGH RD  
SILVER SPRING MD 20902

GWEN WRIGHT  
MNCP&PC  
8787 GEORGIA AVENUE  
SILVER SPRING MD 20907

HELEN LOCHTE  
5704 WYNGATE DR  
BETHESDA MD 20817

KIE H & M O KIM  
222 LEE STREET  
GAITHERSBURG MD 20877

LAR-KEN APARTMENTS LLC  
18428 AZALEA DR  
DERWOOD MD 20855

OCCUPANT  
220 LEE ST  
GAITHERSBURG MD 20877

SCOTT E & J K P BELL  
102 N SUMMIT AVE  
GAITHERSBURG MD 20877

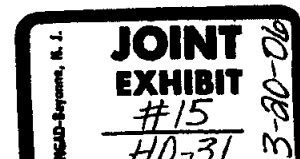
SCOTT E BELL  
JANE KAMMER POWERS BELL  
10401 SANDRINGHAM CT  
POTOMAC MD 20854

SUMMIT CREST APTS JOINT VENT  
C/O SOUTHERN MANAGEMENT CO  
1950 OLD GALLOWS RD #600  
VIENNA VA 22182

TAI NGUYEN  
224 LEE STREET  
GAITHERSBURG MD 20877

TOWN CENTER ONE LTD PTNSHP  
C/O THE DOLBEN COMPANY  
25 CORPORATE DR STE 210  
BURLINGTON MA 01803

YANTO LUNARDI-ISKANDAR  
226 LEE ST  
GAITHERSBURG MD 20877





*Gaithersburg*

*a CHARACTER COUNTS! City*

DRAFT

DRAFT

**CITY OF GAITHERSBURG  
MINUTES OF THE FEBRUARY 21, 2006  
HISTORIC DISTRICT COMMISSION MEETING**

A meeting of the Historic District Commission was called to order at 8:18 p.m., Chair Katz presiding. Commissioners present: Alster, Marraffa, Schlichting and Sesma. Commissioner Absent: Edens. Staff present: City Manager Humpton, Planner Patula, City Attorney Borten and Administrative Assistant Stokes.

**APPROVAL OF MINUTES**

Deferred.

**POLICY DISCUSSION**

**Applicant: Claudio Joseph, Maryland Community Development Trust, LLC, 106 North Summit Avenue, Housely/Gaither House, Request for Demolition**

Planner Patula provided background on the Housely/Gaither House and stated that the request for demotion was filed by the applicant on December 23, 2005. She stated the Historic Preservation Advisory Committee (HPAC) visited the site on January 3, 2006, evaluated and made recommendations to the Historic District Commission on the criteria for historic significance. The HPAC recommended that the house meets the criteria in the City's Preservation of Historic Resources Ordinance, Section 24-226, and that it be designated as a local historic site. They further recommended that historic designation not hinder further development on the remainder of the site. Mrs. Patula added that the current residents are connected with the early founding Gaither family. She stated that the Commission has the option of directing the City Manager to issue the demolition permit or make a motion to conduct a public hearing to further discuss and receive additional information on the site.

Several Commissioners questioned relatives meeting the criteria regarding the significance of the founding families in the City, historic designation of the house, hindrance to the applicant for future development, and asked for a more thorough presentation. Chairman Katz and the Commissioners concurred following discussion that a joint public hearing be held before the Historic District Commission and Planning Commission, if possible, to move the application process forward more quickly. City Attorney Borten noted that a demolition permit, once applied, can be held for only six months by the City.

Motion was made by Commissioner Schlichting, seconded by Commissioner Sesma, directing the City Manager to withhold the demolition permit until further guidance can be given following a scheduled joint public hearing.

Vote: 5-0

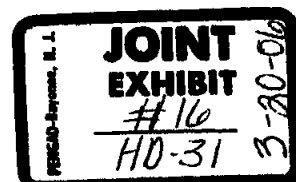
**ADJOURNMENT**

There being no further business to come before the Historic District Commission, the meeting was duly adjourned at 8:28 p.m.

*Respectfully submitted,*

*Doris R. Stokes*

Administrative Assistant



## DEMOLITION PERMIT APPLICATION

In accordance with Chapter 24, Article VI and Chapter 5, Article I  
of the City Code

Maryland State Law requires that building contractors  
provide a copy of their current state license with this application.

Application No.	PL-BOS/317
Date	12-23-05
Approvals:	
Code	_____ Date _____
Zoning	_____ Date _____
Fees:	
Total Fee	_____
Application Fee	600 pd or cd
Amount Due	_____

All information requested in this application must be answered completely.

### 1. SUBJECT PROPERTY

Street Address 106 North Summit Avenue Suite No. N/A  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Project Name N/A Floor Location N/A

### 2. APPLICANT

Name Claudio J. Joseph Suite No. N/A  
 Street Address 5020 Wisconsin Ave., N.W.  
 City Washington, D.C. State DC Zip Code 20016  
 Telephones: Work (240) 508-0774 Home (240) 508-0774

### 3. CONTRACTOR

Name Management-Contractor Services, LLC "dba": MCS Construction  
 Contractor's Maryland License Number 15044230 Telephone (240) 508-0774  
 Street Address 5884 Hubbard Drive Suite No. N/A  
 City Rockville State MD Zip Code 20852

### 4. PROPERTY OWNER

Name Maryland Community Development Trust, L.L.C. Suite No. N/A  
 Street Address 5884 Hubbard Drive State MD Zip Code 20852  
 City Rockville Home (240) 508-0774  
 Telephones: Work (301) 984-0303

### 5. BUSINESS OWNER/OCCUPANT

Business Name (T/A) N/A Manager \_\_\_\_\_  
 Owner/Occupant \_\_\_\_\_  
 Address \_\_\_\_\_ Suite No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Telephones: Work \_\_\_\_\_ Home \_\_\_\_\_

### 6. PERMIT TYPE (check one only)

- ☐ INTERIOR DEMOLITION  
☒ BUILDING DEMOLITION

- ☐ RESIDENTIAL  
☒ COMMERCIAL



7. WORK DESCRIPTION

Demolition of Building located at 106 North Summit Avenue and of its garage at the back of the lot to be accomplished at a later date.

8. PROJECT DETAIL INFORMATION

✓ Cost \_\_\_\_\_  
Number of Buildings 2 Building Height less than 25'  
Number of Stories 2  
Above Grade ✓ Below Grade \_\_\_\_\_

9. CODE ANALYSIS

Total Floor Area:

Building and/or Space \_\_\_\_\_ sq. ft.

Total Work Area \_\_\_\_\_ sq. ft.

Use Group (IBC, Chapter 3) \_\_\_\_\_

Construction Type (IBC, Chapter 6) \_\_\_\_\_

Automatic Sprinkler System: ☐ Yes ☐ No ☐ Partial

10. OCCUPANCY

Is this space currently occupied? ☐ Yes ☒ No

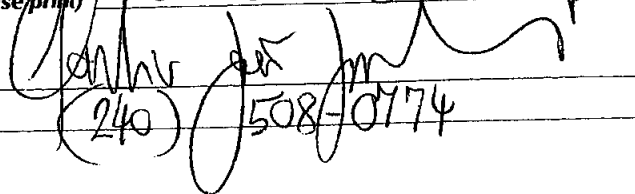
Will this space be occupied during internal demolition? ☐ Yes ☒ No

I hereby certify that I have read and examined this application and that all statements are true and correct; furthermore, I certify that I am the Owner or Lessee of the property, or Agent or either, or the licensed Engineer, Architect, or Contractor employed in connection with this proposed work, and that the proposed work is authorized by the Owner in fee, and I am authorized to make such application.

Applicant's Name (please print)

Claudio J. Joseph

Applicant's Signature



Date

12/15/05

Daytime Telephone

(240) 508-0774

SPECIAL CONDITIONS



## RECEIPT

RECEIPT NUMBER: CH-0502989

APD #: **PI-B051313** TYPE: Demolition Permit B  
SITE ADDRESS: **106 N SUMMIT AVE GB**  
PARCEL: 833560

---

TRANSACTION DATE: 12/23/2005	TOTAL PAYMENT:	600.00
	TOTAL PAID FROM CURRENCY:	600.00

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Credit C MC	- - -	600.00
TOTAL:			600.00

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Building Fee	100-420230	600.00
TOTAL:		600.00

RECEIPT ISSUED BY: SKITZMILLER INITIALS: SFK  
ENTERED DATE: 12/23/2005 TIME: 11:00 AM

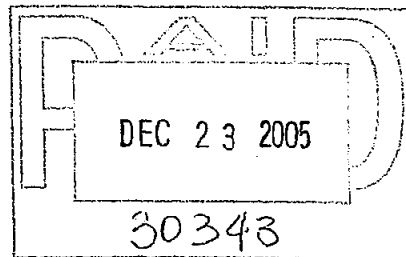
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*demo*

## RECEIPT



RECEIPT NUMBER: CH-0502989

APD #: **PI-B051313** TYPE: Demolition Permit B  
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Type	Method	Description	Amount
Payment	Credit C MC	- - -	600.00
TOTAL:			600.00

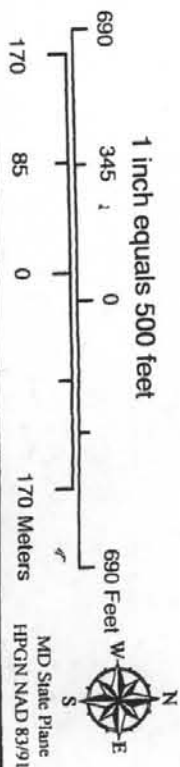
ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Building Fee	100-420230	600.00
TOTAL:		600.00

RECEIPT ISSUED BY: SKITZMILLER INITIALS: SFK  
ENTERED DATE: 12/23/2005 TIME: 11:00 AM

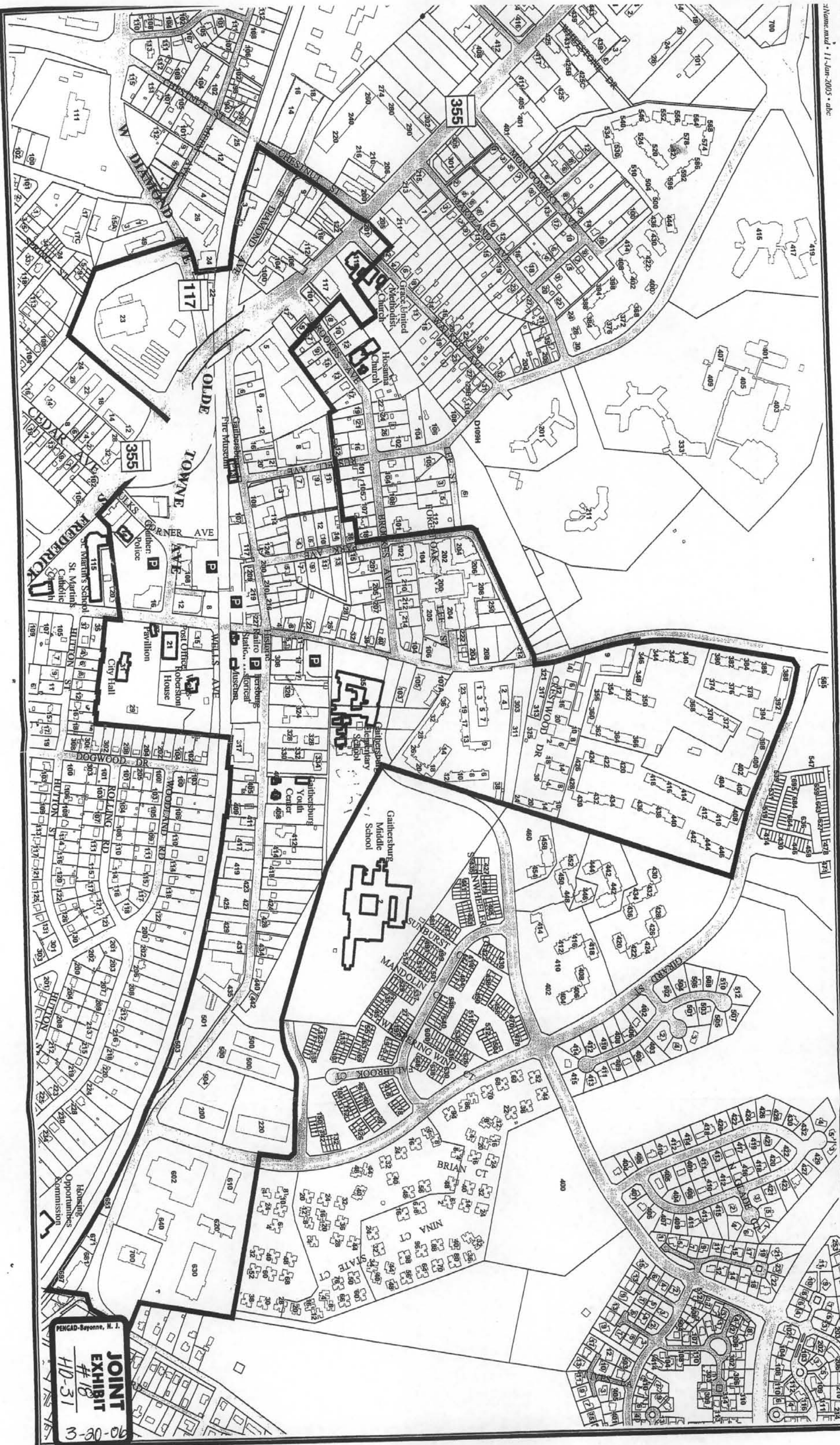
# Idge Towne Gaithersburg Idress Map

11-Jun-2005 - dlc



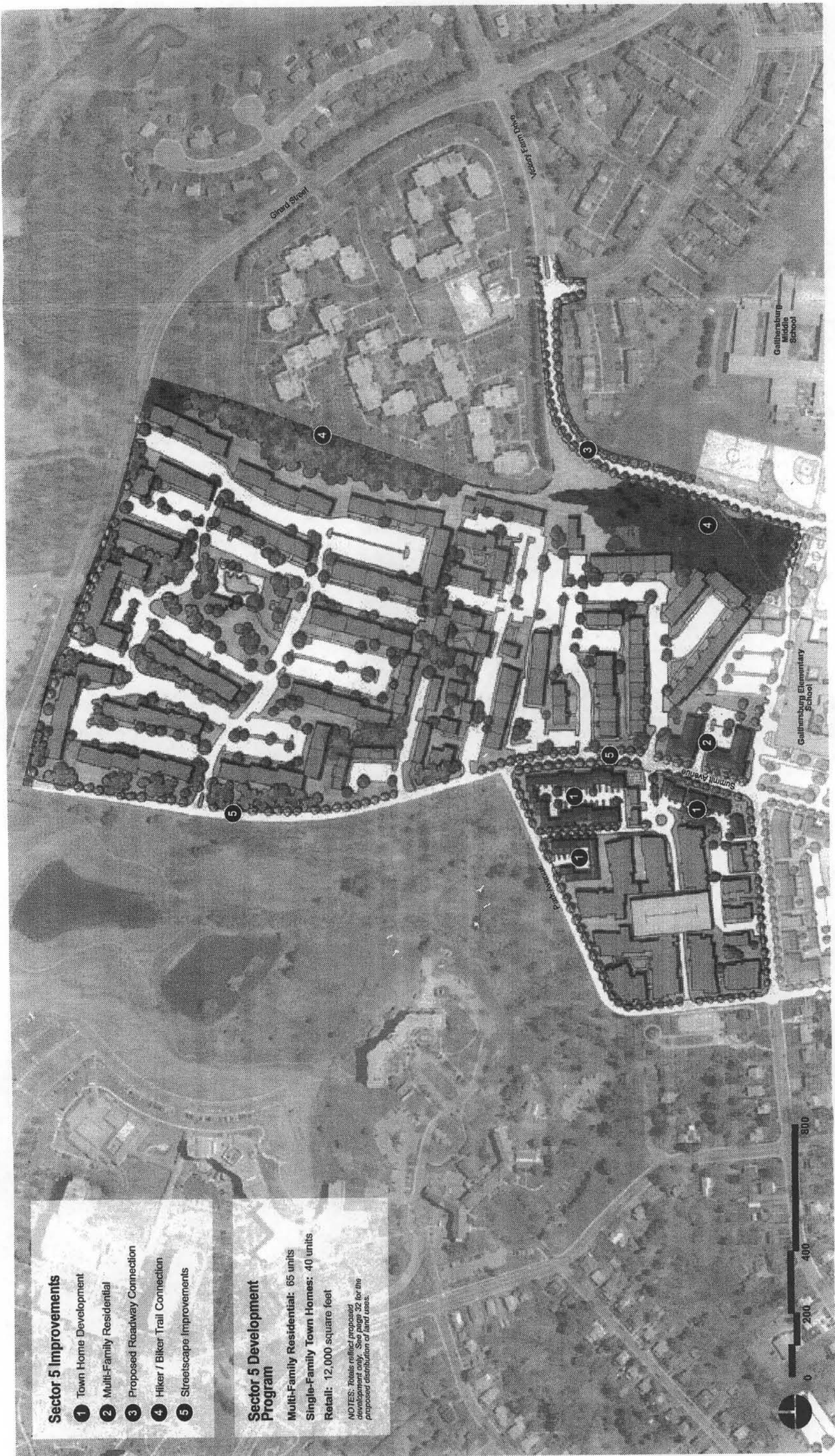
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City of Gaithersburg  
 Planning and Code Admin  
 31 S. Summit Ave  
 Gaithersburg, MD 20877  
 (301) 258-6330  
 www.gaithersburgmd.gov



JOINT  
 EXHIBIT  
 #18  
 HD-31  
 3-30-06





**Sector 5 Improvements**

- 1 Town Home Development
- 2 Multi-Family Residential
- 3 Proposed Roadway Connection
- 4 Hiker / Biker Trail Connection
- 5 Streetscape Improvements

**Sector 5 Development Program**

Multi-Family Residential: 65 units  
 Single-Family Town Homes: 40 units  
 Retail: 12,000 square feet

NOTES: Totals reflect proposed development only. See page 32 for the proposed distribution of land uses.



SECTOR 5

Sector 5 is a large area characterized by multi-family dwellings with a few City-owned, underutilized parcels along Summit Avenue. Much of Sector 5 is proposed to remain in its existing condition for the near future. However, opportunities for new development and redevelopment do exist within the sector.

Residential Development

Several City-owned parcels along the west side of Summit Avenue between Brookes and Park Avenues do offer significant development opportunity in the near-term. The development of these sites into a higher-density residential community of fee-simple town homes and/or two-over-two condominiums (one two-level condominium unit on top of another two-level condominium) would diversify Olde Towne's housing stock and tenure, as well as improve the visual quality and pedestrian environment of the area.

To capitalize on the high visibility of the intersection at Summit and Park Avenues and the large number of residents living in this part of Olde Towne, a small amount of neighborhood-serving retail space could be accommodated in the ground level of one or several of the structures. Known as "flex" space, these structures could be constructed to allow either retail or residential uses on the ground floor – the specific use being determined by existing market conditions.

Parking for the town homes, two-over-two condominiums, and residential uses of the flex buildings would be accommodated in the rear of the structures. On-street parking

along Park Avenue would satisfy the parking needs of the small amount of retail uses proposed for this area.

The sharp contrast between the pastoral landscape of the Asbury Methodist Village on the west side of Summit Avenue and this proposed new residential development would create a pronounced, highly-visible gateway into Olde Towne from the north, requiring the highest standards of architectural design, materials, and construction. A sketch that conceptually illustrates the character of this residential development is shown on page 36.

Additional residential development is proposed on the east side of Summit Avenue, next to the Gaithersburg Elementary School. The existing structures on this site are obsolete, difficult to maintain, and expensive to insure. Redevelopment would greatly improve the quality of the housing stock on the east side of Summit Avenue. Ground floor neighborhood-serving retail uses would enhance and extend the "Main Street" qualities of Summit Avenue. Retail uses should be explored with any new development proposal.

Connectivity Improvements

Additional recommendations are proposed in Sector 5 that improves pedestrian and vehicular connectivity within Olde Towne and outlying areas. An extension of the proposed hiker/biker trail (see Sector 3) could wind its way through the open space behind the apartment buildings on the east side of Sector 5. This leg of the trail would connect Olde Towne to existing and future

residential neighborhoods to the north and east, providing school children and commuters a safe place to walk or bike to the Gaithersburg Elementary and Middle schools and the train station. Part of a greater network, the trail would also provide a valuable recreational amenity for all Gaithersburg residents. To encourage the safety of trail users, the trail should be well-lit and constructed to contemporary, multi-use trail design standards.

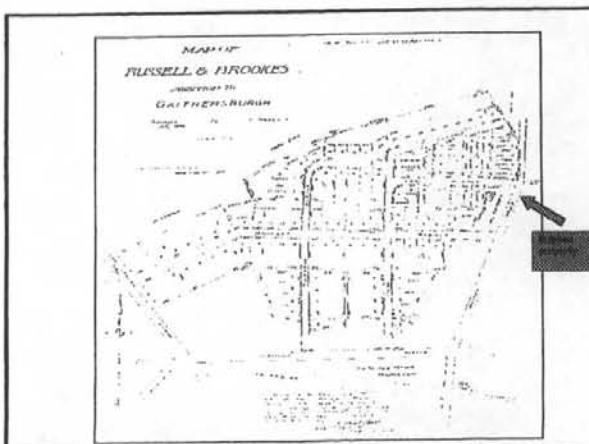
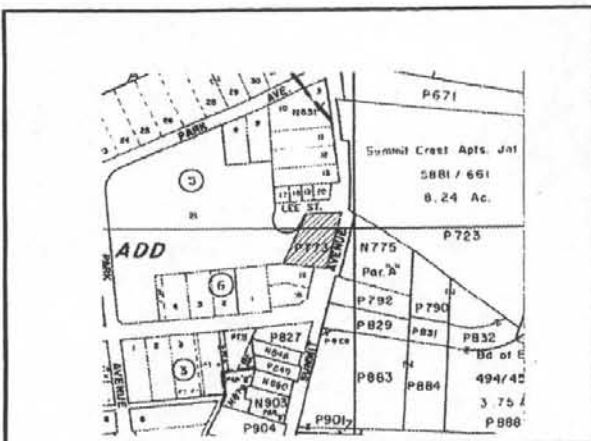
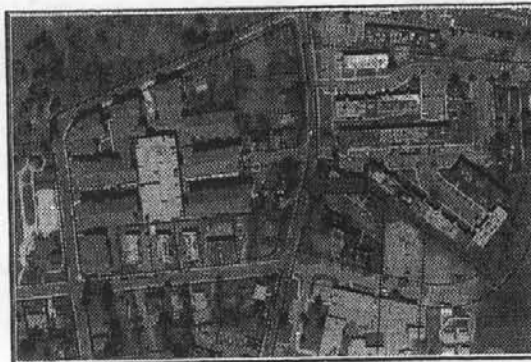
The extension of Victory Farm Drive on the east side of Sector 5 would greatly increase the vehicular accessibility of Olde Towne for adjacent neighborhoods. The extension of Victory Farm Drive is described in greater detail above (see Sector 3).



# Housley/Gaither House Circa 1929

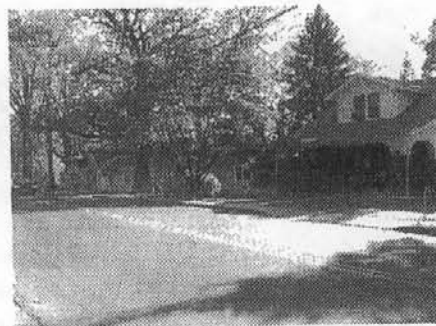

106 North Summit Avenue  
Gaithersburg, Maryland

Aerial





## North Summit Streetscape Today



## Ownership

- 1868 Mary Clopper Hutton
- Circa 1929 House built
- 1937 Wiley/Alberta Housely

- 1868 Mary Clopper Hutton
- Circa 1929 House built
- 1937 Wiley/Alberta House

## Ownership continued

- 1957 Elizabeth/Thelma/Agnes Gaither
- 1986 Daniel/Joan Hixon
- 2005 Maryland Community Development Trust LLC

- 1957 Elizabeth/Thelma/Agnes Gaither
- 1986 Daniel/Joan Hixon
- 2005 Maryland Community Development Trust LLC

Front Elevation



Front Elevation



Similar Styles



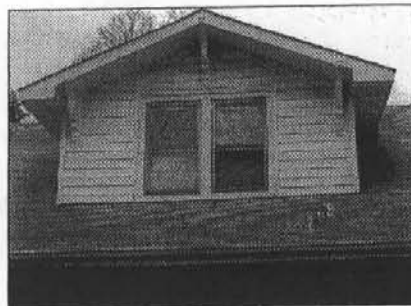
Craftsman style home

*A Field Guide to American Houses*



106 North Summit

Front Dormer Detail

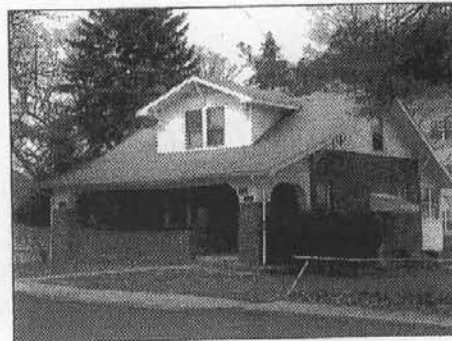




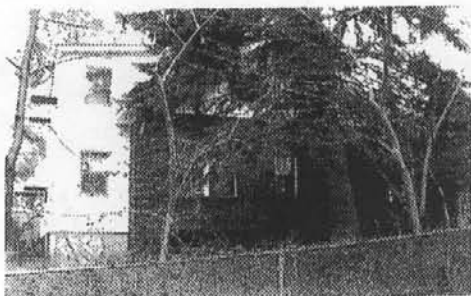
Porch Detail



Tidewater Roof Style



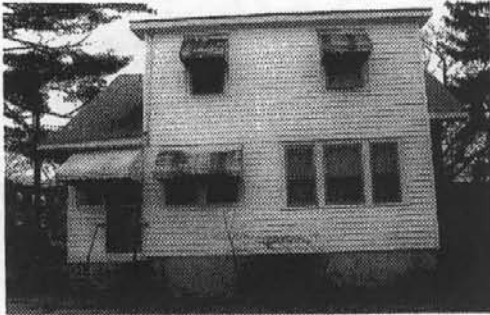
South Elevation



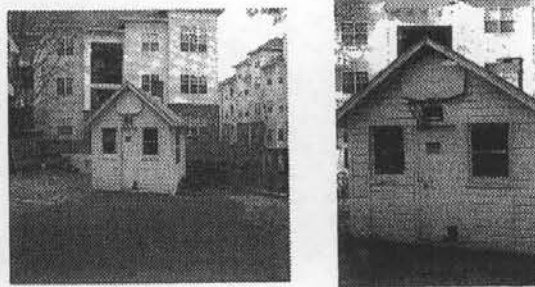
North elevation



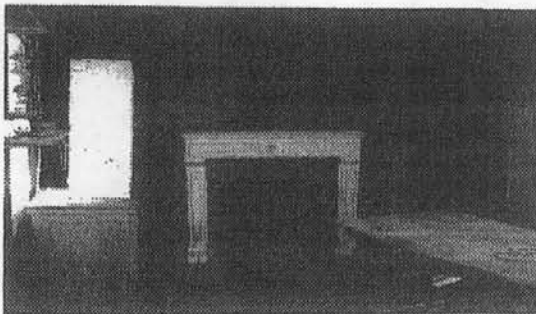
Rear elevation



Outbuilding



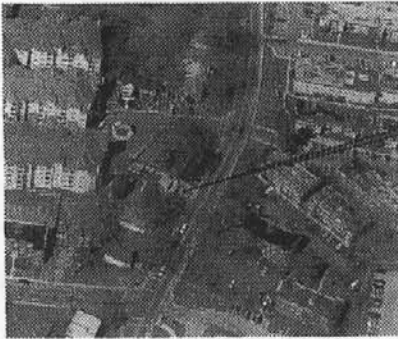
Interior of outbuilding



Side Yard



#### Environmental Setting



#### Historical and Cultural Significance

Sec. 24-226.(b)(1)a.  
Has character, interest or value  
as part of the development,  
heritage or cultural characteristics  
of the city and county

#### Historical and Cultural Significance

Sec. 24-226.(b)(1)c.  
Is identified with a person or a  
group of persons who influenced  
society.

#### Architectural and Design Significance

Sec. 24-226.(b)(2)a.  
Embodies the distinctive  
characteristics of a type, period, or  
method of construction.

**Architectural and Design  
Significance**

**Sec. 24-226.(b)(2)f.**

**Embodies design, setting,  
materials, workmanship and  
ambience to the city's sense of  
time, place, and historic  
development.**

**MEMORANDUM TO:** Mayor and City Council and Historic District Commission

**FROM:** Olde Towne Advisory Committee  
David H. Shayt, Chair DS (CW)

**DATE:** March 13, 2006

**SUBJECT:** Olde Towne Advisory Committee's  
Evaluation of the Historical Significance  
106 North Summit Avenue

The Olde Towne Advisory Committee (OTAC) is pleased to have the opportunity to advise you on the proposal that the structures at 106 North Summit Avenue receive designation as historic property. At OTAC's March 2, 2006 meeting, this topic was examined in detail, following tours of the property by several of the members present. By unanimous vote (6-0), the Committee recommends against the historical designation of 106 North Summit.

The reasons for this vote are three-fold. First, there are examples of residences in the vernacular edition of the Craftsman Style elsewhere in central Gaithersburg at 15 and 25 Cedar Avenue, 607 S. Frederick Avenue, and inside the Brookes-Russell-Walker Historic District at 10 and 15 Brookes Avenue.

Second, the association of the house with the Gaither family links this home only indirectly with the family line that gave the city its name. It is our understanding that the property at 20 Brookes in the Historic District is directly connected to Benjamin Gaither, our city's namesake.

And finally, historical designation is an important long-term decision, one that says essentially that this is the highest and best use of this piece of property. We find the reasons given for the requested designation of 106 North Summit well-researched but not sufficiently compelling to rise to this level.

The long-term vitality of Olde Towne also is to be considered, in our view, when weighing the future of this property. As the Olde Towne Master Plan indicates, North Summit Avenue is an important residential/commercial gateway into Olde Towne. Carefully scaled construction along this avenue, including homes for a variety of income levels, is an aspect of Gaithersburg's commitment to smart growth, balanced by its commitment to the preservation of historic neighborhoods along adjacent streets.

cc: David B. Humpton, City Manager



105 North Summit Avenue  
Gaithersburg, MD 20877

March 20, 2006

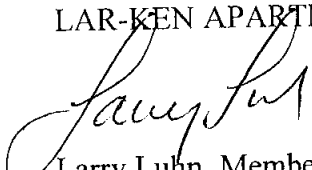
Mayor and City Council and Historic District  
Commission of Gaithersburg:

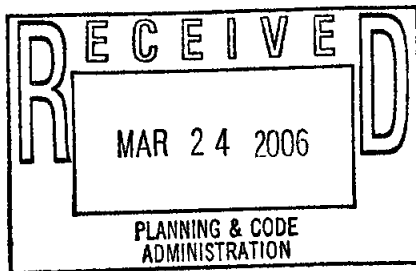
I own Lar-Ken Apartments which is located across the street from 106 North Summit Avenue. I have to disagree with the Historic Preservation Advisory Committee's recommendation of designating this as an historic property.

The newly revised Olde Towne Master Plan includes this property as part of a gateway into Olde Towne. The revitalization of this area is necessary to provide a positive, more unified first impression of Olde Towne for people entering from North Summit Avenue.

Thank you for your consideration.

Sincerely,  
LAR-KEN APARTMENTS, LLC

  
Larry Luhn, Member



**From:** "ELIZABETH JOHNSON" <lizjo53@msn.com>  
**To:** <ppatula@gaithersburgmd.gov>  
**Date:** 03/30/2006 3:19:22 PM  
**Subject:** 106 N Summit

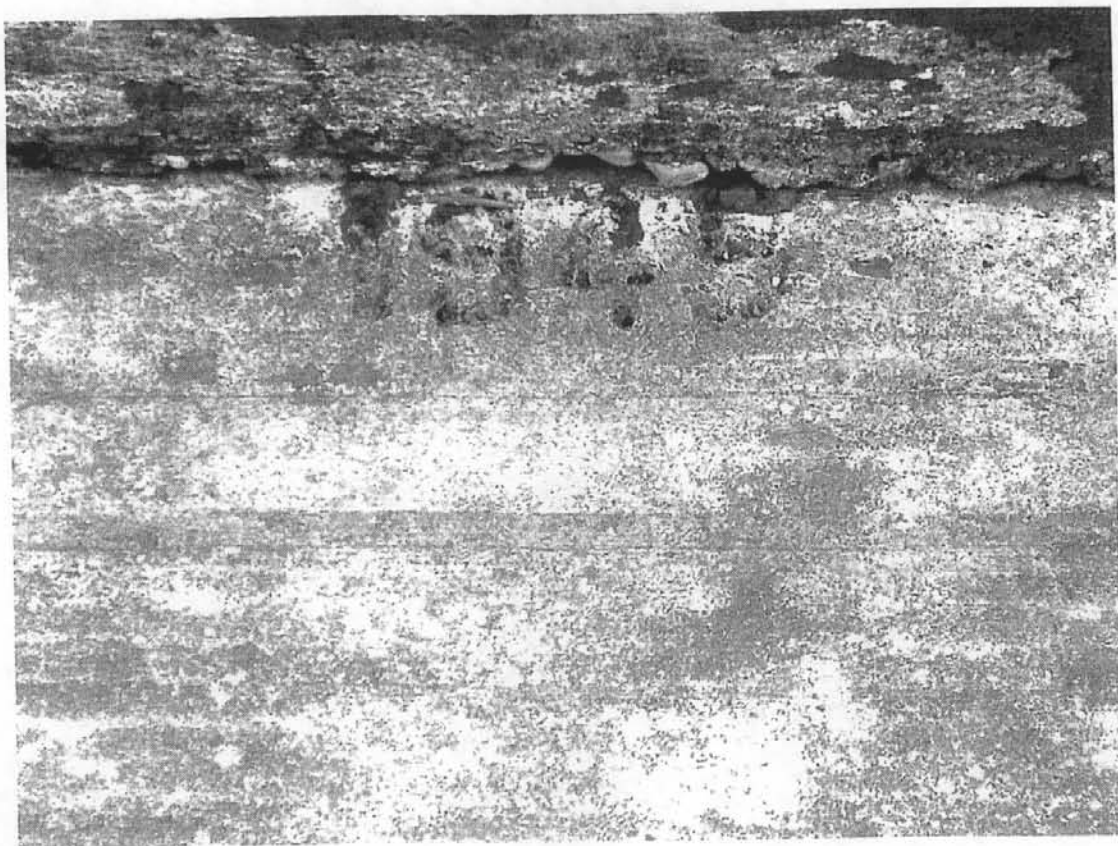
Pat,

As per our conversation yesterday, Liz Johnson and I returned to the property at 106 N. Summit Ave. Attached are the digital photos of the rear step dated 1945, the coal chute door imprinted with "Donley Bros Co, Cleveland OH." It appears there may have been a back porch prior to the addition, as shown in the photos. The brick pier is a different kind of brick than the rest of the house. The addition has cement foundation.

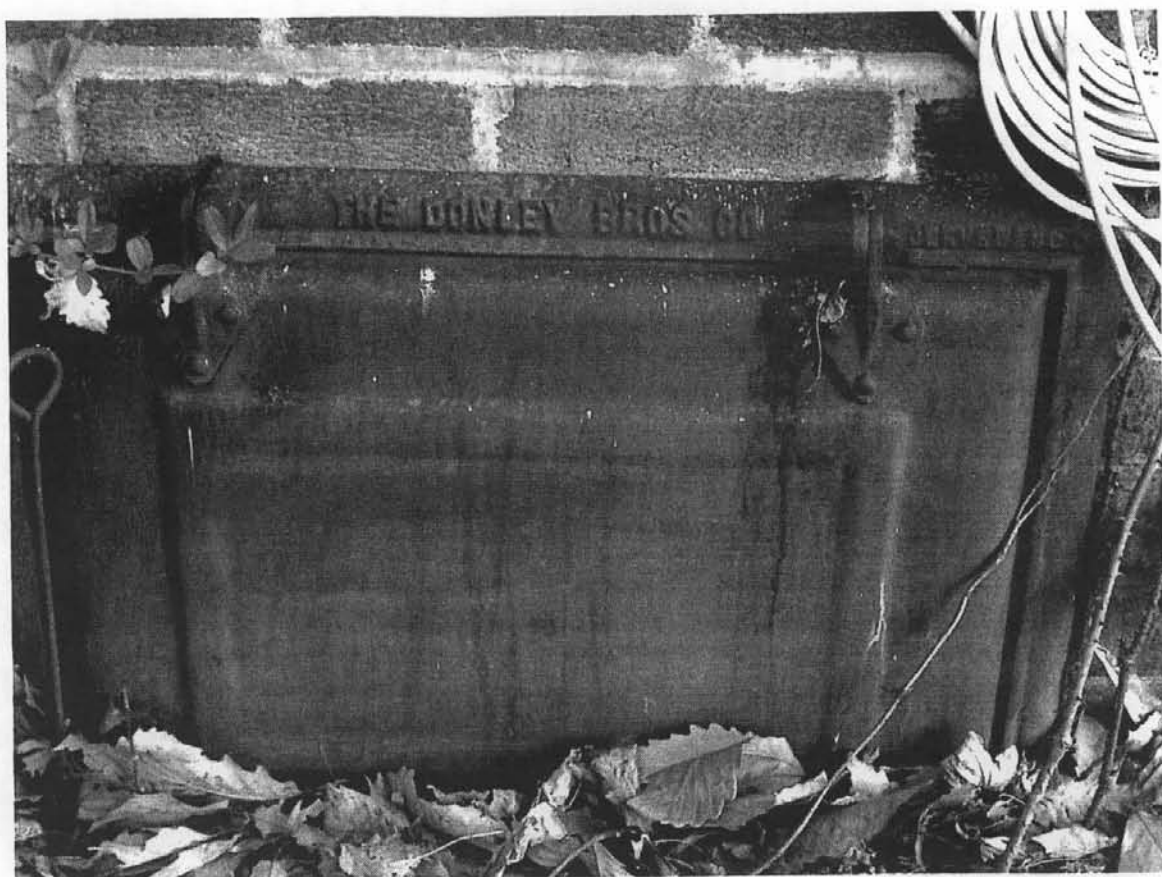
We'd love to see this house renovated. I'd love to see the inside. If there is an opportunity, please call me. Please let me know results of any research.

Thank you,  
Mary Jo LaFrance  
301.330.4651

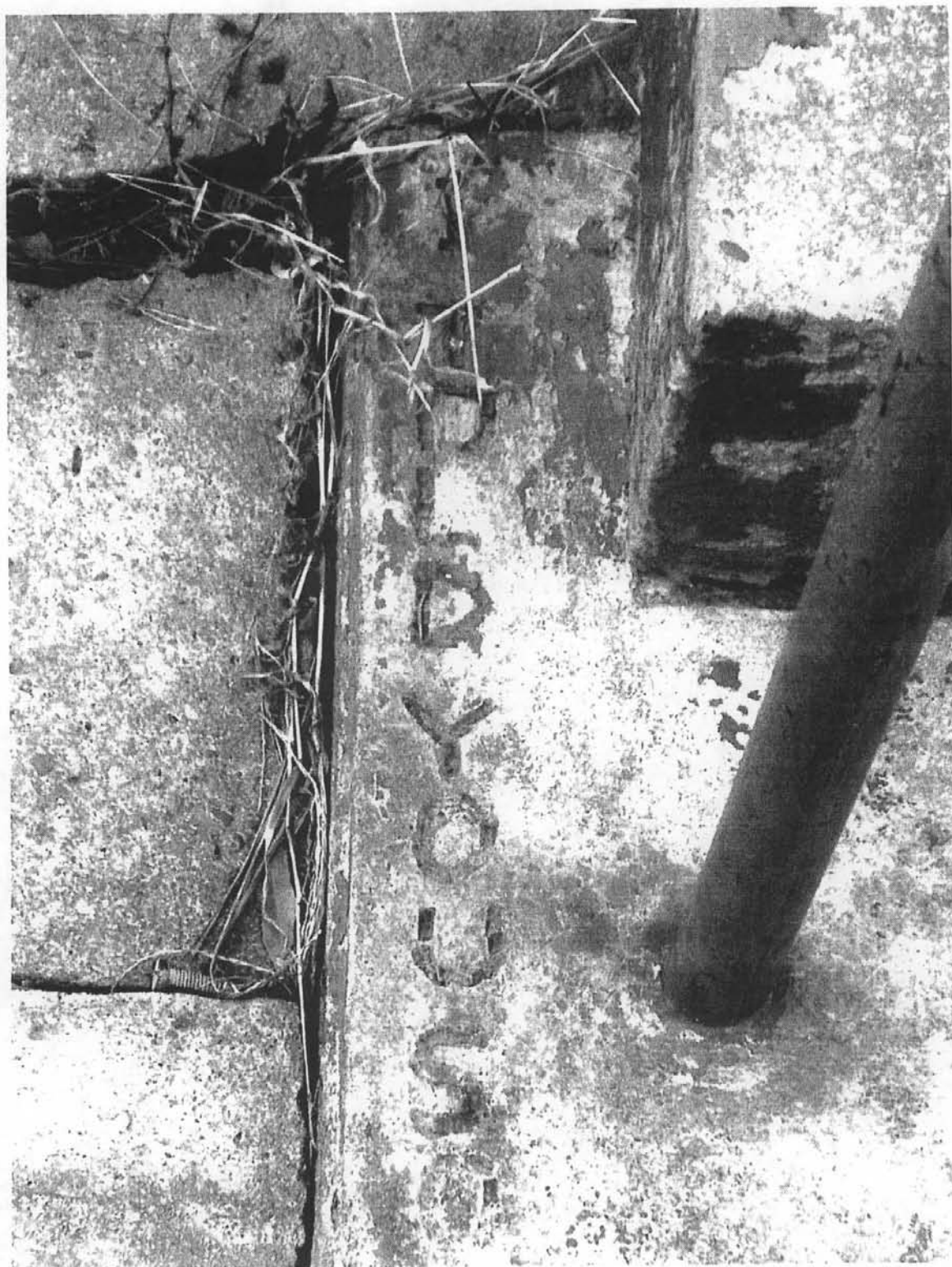














TRANSCRIPT OF  
JOINT PUBLIC HEARING

ON

**HISTORIC DESIGNATION  
HD-31  
Housely/Gaither House  
106 NORTH SUMMIT AVENUE**

BEFORE THE

CITY OF GAITHERSBURG

HISTORIC DISTRICT COMMISSION

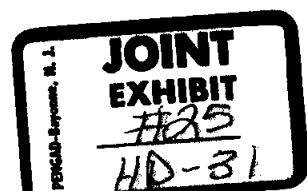
and

PLANNING COMMISSION

on

March 20, 2006

Transcribed by  
Doris R. Stokes



PARTICIPANTS

HISTORIC DISTRICT COMMISSION

Chairman Katz  
Commissioner Alster  
Commissioner Edens  
Commissioner Marraffa  
Commissioner Schlichting  
Commissioner Sesma

PLANNING COMMISSION

Chair Bauer  
Commissioner Hopkins  
Commissioner Kaufman  
Commissioner Levy  
Commissioner Winborne

CITY ATTORNEY

Cathy G. Borten

STAFF

Planner Patula  
Rhonda Bernstein, Member of the Historic Preservation Advisory Committee

SPEAKERS FROM THE PUBLIC

Winfrey Irvin, 405 South Frederick Avenue  
John Roddy, 105 South Summit Avenue  
Claudio Joseph, Chevy Chase, Maryland

Katz I believe Pat Patula is going to be explaining what we are doing?

Patula Good Evening. To explain what we are doing, we are having technical difficulties. The PowerPoint presentation is able to be produced, so we are going have the TV camera follow the pictures on the board as best we can, and we are distributing a larger size picture of each slide so that you can follow right along. This is a public hearing on application HD-31 for the designation of the Housely/Gaither House. This hearing has been duly advertised in the Gaithersburg Gazette on March 1 and 8, 2006 and the property posted. At the present time there are 21 exhibits in the record file. These exhibits are referenced in an exhibit list in the file. The individual exhibits may be reviewed during the course of the meeting or in the Planning Office during regular business hours at City Hall. Any objections to the receipt of any exhibit should be noted prior to the closing of the record; otherwise, they will be deemed received in evidence.

This evening, Ronda Bernstein who is a member of the Historic Preservation Advisory Committee, will present the historical and architectural background of this site. I will follow-up with the criteria from the Historic Preservation Ordinance selected as being applicable for the site to be designated as a local historic site. So with that Ms. Bernstein will start and I will point over here.

Bernstein Good evening. My name is Rhonda Bernstein. I am a member of the Historic Preservation Advisory Committee. The Housley/Gaither House is located at 106 North Summit Avenue, in Olde Towne Gaithersburg. Research, which includes the title and ownership records, the census records, and style evaluation, places the date of construction at about 1929. The place this house in the City for you, this aerial shows the location of the site. It fronts on North Summit Avenue. At present, the site consists of a single family dwelling and its side yard. As can be seen, apartments flank it on both the left and right sides of the picture. Directly



to the north of the site, middle top of the aerial, is where the recently approved Bozzuto development of 45 dwelling units will be built. These will include mostly two-over-two condominiums and some town homes. Immediately adjacent to the property coming south, are two small frame dwellings. Towards the bottom of the aerial photo, south of the site, are more apartments and some townhouses.

The legal description of the site is Parcel P773 in the Deer Park Subdivision, and is currently owned by Maryland Community Development Trust, LLC. The Trust is represented by Claudio Joseph, General Manager. This slide is the plat of the Russell and Brookes Subdivision, which is done in 1892. It shows that this entire section of the block from Lee Street to Brookes Avenue belonged to Mrs. M. A. Hutton, (Mary Clopper Hutton) who inherited this part of Deer Park from her father, Francis C. Clopper. The subsequent houses built on the lot after it was subdivided were smaller than those of the Brookes, Russell, Walker Historic District. This is from the Charles J. Maddox Map of August 1894, two years after the previous slide. It defined the City Limits at that time, and also shows the land still vacant and not yet subdivided. The property was within the City limits. This is what the streetscape of this part of North Summit looks like presently. Note the two smaller houses to the right of the picture. As mentioned previously, Mary Clopper Hutton owned this side of the block between Lee Street and Brookes Avenue beginning in 1868, after inheriting it from her father, Francis Clopper. In 1937, Wiley M. Housley and his wife Alberta formally purchased two parcels of land from Mrs. Hutton. In researching Census records, it can be assumed that the Housley's had been living in the house since 1930 as renters before their purchase in 1937. There is no formal record of when the house was actually built. When Alberta Housley died in 1957, Mr. Housley sold the property to Elizabeth G. Gaither and her two daughters, Thelma and Agnes as joint tenants. These Gaithers were the wife and children of Stanley Drathuage Gaither whose father was a cousin of Benjamin



Gaither. As all well know, our City is named after Benjamin Gaither. The Hixon's bought the house in 1986 after the death of Agnes Gaither. It was recently purchased in 2005 by the Maryland Community Development Trust, LLC.

The house is a vernacular craftsman-styled one and a half story residence. This shows the front view which faces North Summit Avenue. There is a large, central, front-gable roof dormer with two windows. This is another view of the front elevation. The structure has a full width front porch supported by massive front brick piers and heavy wooden frame arched openings at the front and sides. The porch is covered by the continuation of the roof pitch in the tidewater colonial style. On the right is a craftsman style home taken from *A Field Guide to American Homes*. On the other side is our subject. Note the similarities of roof style, the single front dormer, the porch style and side gable. The facades are a generally a combination of brick on the first floor and foundation and vinyl clapboard siding on the upper portions. This is a detail of the front gables front dormer with its pair of windows. Note the boxed eaves and the decorative knee brackets supporting them. Note in this close up the massive brick piers, the heavy wooden framed arched openings along the front and the sides, and the presence of beaded tongue and groove wainscoting found in the front porch arch support suggests that the original materials. This photo shows the tidewater colonial roof style from a different angle. Notice again, the decorative knee brackets under the eaves as well as those on the front dormer. This is the south elevation. You can see the sides of the two-story rear portion. The next slide shows the north elevation. The rear façade of the building is shown on this slide. It is a full two-stories created by a near-full width roof dormer. This was likely to have been an original sleeping porch. It has been covered with vinyl siding. The accessory structure on the property or outbuilding, has the driveway coming right up to it currently. At one time it may have been used as a garage, or perhaps at an earlier time, used as a kitchen or

laundry. The building is unique in its number of windows on three sides and an interior fireplace. There are no bathroom facilities in this small building, but it may have also been used as a cottage. The next slide will show these interior features of the outbuilding and that's the interior fireplace.

The property that the house is on has a side yard which is over 8,700 square feet and it has a number of trees. One white oak in particular, is of significant size. This house with its front porch approach to other homes and the people of the City exemplifies the growth and development of the City in the early 1900s. Its current surroundings again demonstrate that ongoing growth. Now it is almost completely surrounded by apartment complexes. The residential character that remains on the street, while visible on the physical plane, is being replaced with commercial uses.

Pat Patula will now continue with a summary of HPAC's recommendations. Thank you for your time.

Patula      The Historic Preservation Advisory Committee visited this site on January 8, 2006 and reviewed the historic research. They recommend that the Housley/Gaither House be designated a local historic site per the following criteria: Under Historical and Cultural Significance Sec 24-226(b)(1)a, it has character, interest or value as part of the development, heritage or cultural characteristics of the city and county. Under (c), Historical and Cultural Significance Sec 24-226(b)(1)c, is identified with a person or a group of person who influenced society. This was demonstrated in the presentation. The history of this house shows the residential expansion of this part of Gaithersburg as well as the progression of styles over time. The various property owners were connected with the earliest founding families in the City. Under Architecture and Design Significance Sec 24-226(b)(2)a, embodies the distinctive characteristics of a type, period or method of construction. And under (f), Architecture and Design

Significance sec 24-226(b)(2)f, embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development. This bungalow is an intact example of a popularized vernacular edition of the Arts and Crafts style and retains much of its original materials. The Craftsman details highlighted in the presentation exemplify the distinctive characteristics of this style. That concludes our presentation. If you have any questions?

Katz Thank you very much. Any questions of HPAC or staff? Ok. We are going to here from the public. Thank you very much Pat. This is the time that the Historic District Commission and the Planning Commission hears from anyone who would like to speak on this public hearing topic. We ask that you please keep your remarks to know more than three minutes. I will advise you when you have 30 seconds left of your three minutes so that you can begin to finish your statement. Please note that any additional testimony that you might have, can be submitted to the City in written form and will be a part of the record just as your oral testimony. Please state your name and address for the record. Do we have anyone who would like to speak on this topic please?

Irvin The name is Winfrey Irvin, 405 South Frederick Avenue in Gaithersburg. In 1943 when I was old enough to have a paper route, I served Mr. Housely papers at this address. He was telling me how he built the house in 1939 and 1940. If you are using age as criteria, the two houses that have been approved for demolition just below it, was built around 1900. Mr. (inaudible) use to be a custodian at the high school. He use to brag about it house being the oldest in that part of the City which was built in 1910. The City permitted the same type of structure at 301, the Lewis Reed House, 305, the (inaudible) house be torn down and commercially zone which is now paint store. On 12 Maryland Avenue, Dr. Bates built a house the same of this, owned by the family for years. And at 15 Walker House, there is one on Brookes Avenue, there are two on Cedar Avenue,

all in residential areas with the same construction. In 1984, Jackie Gaither died and I was hired to do the appraisal. I checked with the City and other areas and had no historical designation at this time. Referring to Mrs. Gaither, she was a nice lady and I served her automobile when I was 15 and 16. She had a farm down on Shady Grove Road. Gaither Road is now named for her. She brought this house as a residence because the farm was sold. The little building they see out back started out as a tool shed and Jackie converted it into an artist studio. Prior to her death in 1984, Jackie offered to the City, the house and her paintings for an historical museum and the City turned it down. According to Sanford Daily, we have no interest in a place that is not historic, her house or her paintings. To me, this would be a (inaudible) designation of historic site, also it kind of lacking a barn. All of the records are gone. Thank you, my time is up.

Katz            Thank you. Anyone else in the audience, please John.

Roddy           John Roddy, 105 South Summit Avenue. I appear tonight instead of David Shayt, the Chair of the Olde Town Advisory Committee. That Committee, as you know is comprised of both the commercial interest and residences of the area like me. I know that you have in your packages, the letter of March 13, 2006 from our Committee. I won't insult you by just reading it to you. I will give a short recap for those folks that do not have it. It is the consensus of the Committee that this not to be given historic designation. We do not support it. And the reasons very briefly. There are three other examples of the Craftsman Style in the City as we have detailed in one paragraph in the letter and my colleague has referred to. Secondly, the association with the Gaither is someone tenuous. It's a niece and two daughters. And thirdly, the historical designation itself is rather a long term indication. It would suggest that we believe this is the highest and best use of the property. And (inaudible) of circumstances in this case we think necessarily that it is so. We on the Committee applaud

the considerable amount of research that went behind the application and we would like the public to appreciate it. Not only is this a difficult decision for you folks to make, but that you do have a considerable amount of factual research and analysis upon which you will be allowed to make a reasonable decision. We don't envy you, but thank you.

Katz           We thank you very much on that historic note, anybody else in the audience, please?

Joseph        I am General Manager for the Maryland Community Planning Development Trust.

Katz           Can you give your name please?

Joseph        My name is Claudio Joseph. My address is Chevy Chase, Maryland. I am the General Manager for the Maryland Community Planning Development Trust. When I originally purchased the house, I tried to assess if it was going to be considered historical. Although, when I looked to the heating equipment manufactured in about 1940, I felt that if that would be an historical site, then I would be historical too and so many people here would be historical. So it doesn't make sense to call something that is the same age that we are. And the other thing that I feel is important is that, how long does a families influence in society important. Why a child of Gaither, is that an influence in society or is the person himself who had an influence in society. I don't see where a son of a person has an influence on society in Gaithersburg, is going to be also nominated as a person that has influenced the society of Gaithersburg. I don't see where that would be possible. So the other thing regarding the building, it is a bungalow. Bungalow which comes from the Indian word Bungala, so it is very little to say (inaudible) like it's a colonial house, it is basically the history. I looked and took pictures from 1,000 of houses in Chevy Chase and Washington, D.C. and around the areas. All of these

houses would be historical, I don't see where that would have to do with history. When I took the decision of purchasing this property, (inaudible) the City gave all the impression that this house was not an historical house. Thank you.

Katz Thank you very much. Anyone else in the audience please? It has been suggested that the Planning Commission hold its record open until, I guess, March 28, 2006 and that they will actually make their recommendation to the Historic District Commission on April 5<sup>th</sup>.

Bauer Actually, I was going to say one quick thing if you don't mind. I did want to thank and commend Rhonda Bernstein and Pat for the presentation. I thought it was very well presented. Thank you very much for that. But with that, what is the pleasure of the Planning Commission?

Levy I move that the Planning Commission hold its record open on HD-31 until March 28, 2006.

Winborne Second.

Bauer All those in favor please say aye?

Commission Ayes.

Bauer And the Planning Commission will hold its record open until March 28<sup>th</sup> Mr. Mayor.

Katz Thank you very much. It has been suggested that the Mayor and City Council hold their record open until April 13, 2006, which is a Thursday at 5 p.m. I'm sorry, the Historic District Commission hold its record open until Thursday, April 13, 2006 at 5 p.m. What is the pleasure of the Commission?

Alster        So moved.

Marraffa     Second.

Katz        It's been moved and seconded. All those in favor please say aye?

Commission Ayes.

Katz        Opposed? That carries unanimously. And I the Commission will actually make its recommendation at the Tuesday, April 18, 2006 meeting.

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End of Joint Public Hearing

HD-31

# DRAFT

# CPC FORM

## COMMUNICATION: PLANNING COMMISSION

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**MEMORANDUM TO:** Historic District Commission

**FROM:** Patricia Patula, Planner  
Jacqueline Marsh, Planner

**DATE:** March 28, 2006

**SUBJECT:** Staff Analysis HD-31 – Historic Designation of the  
Housley/Gaither House  
106 North Summit Avenue

*Section 24-226.c. of the Preservation of Historic Resources Ordinance requires that "prior to the closing of the public hearing record the city planning department shall submit its finding and recommendations to the historic district commission on the proposed designation." Accordingly, staff submits the following information to fulfill this requirement.*

### **BACKGROUND:**

#### **APPLICANT**

The City of Gaithersburg Historic District Commission (HDC) is the formal applicant for this application. The impetus for this review was the filing of a demolition request by Claudio Joseph, General Manager for Maryland Community Development Trust, LLC.

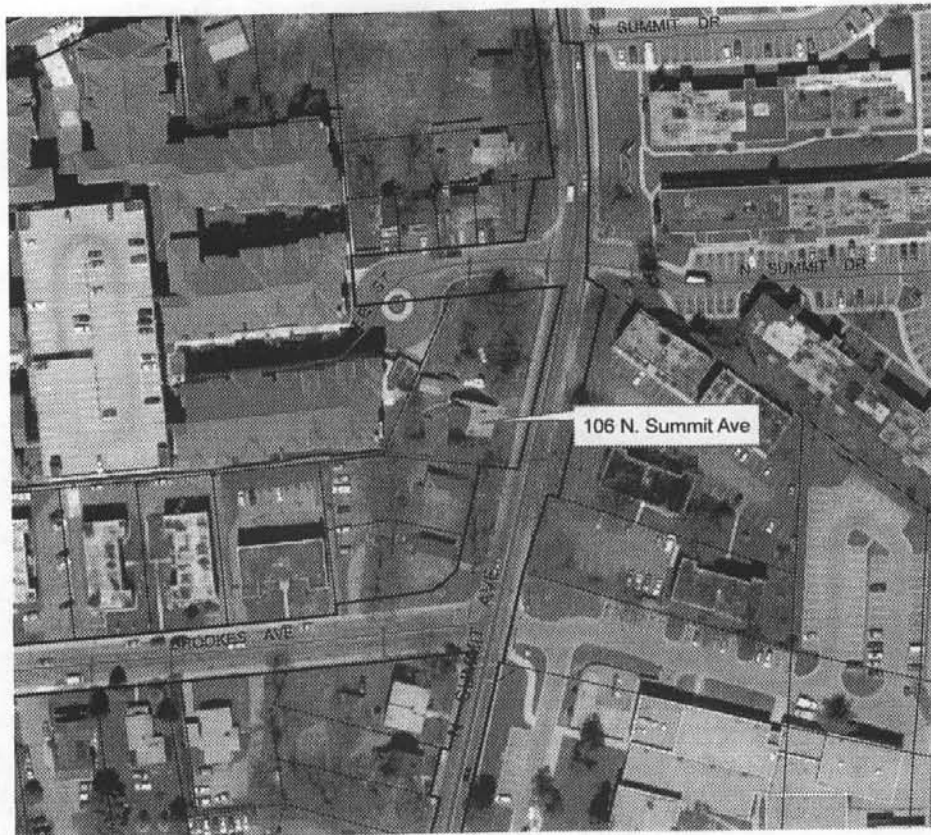
#### **OWNER**

Maryland Commerical Development Trust, LLC – Claudio Joseph  
5020 Wisconsin Avenue, N.W.  
Washington, DC 20016  
240-508-0774

#### **LOCATION OF THE PROPERTY**

The property, located at 106 North Summit Avenue, is in the Olde Towne District in Gaithersburg, Maryland, and is zoned CBD (Central Business District). Located directly to the north is the redevelopment project, Bozzuto at North Summit, which will be comprised of 45 dwelling units, mainly two-over-two condominium units. To the east and west of the subject property are multifamily apartment rental unit buildings. Immediately adjacent to the property coming south, there are two small frame structures that were converted from dwelling units to office space usage.





### **LEGAL DESCRIPTION**

The parcel is identified as:

106 North Summit Avenue  
17,678 square feet, Parcel 773  
Liber 29626, Folio 394  
Tax Account Number 09-201-00833560

### **DATE OF CONSTRUCTION**

According to the Maryland Historical Trust Inventory of Historic Properties Form, prepared by Judy Christensen, the house was constructed between 1929 and 1935.

### **ZONING HISTORY**

The property was zoned R-20 (Medium Density Residential) prior to the rezoning of CBD (Central Business District) effective April 28, 1998.

## **PHYSICAL CONDITION/DESCRIPTION OF THE PROPERTY**

The one and a half story (1-1/2) frame house sits on a two parcel lot of land is located on a near-half acre of land. The house sits upon the south parcel with the northern parcel used as a side yard. A driveway north of the house accesses the property. There is a small accessory building in the rear, northwest of the house that has a chimney and a fireplace with a mantle in it, as well as windows and doors. The site contains a number of mature trees including a notable large white oak tree on the north side lot bordering on Park Avenue.

The dwelling unit at 106 North Summit Avenue is a rectangular craftsman-detailed colonial-style side-gabled building has a full width front porch supported by massive front brick piers and heavy wooden frame arched openings at the front and sides. The porch is covered by the continuation of the roof pitch in the tidewater colonial style. It has a large, central, front-gabled roof dormer with two windows. An exterior brick chimney is on the south façade. The rear façade is a full two stories created by a near-full width roof dormer. This was likely to have been an original sleeping porch. The exterior cladding is brick on the foundation, chimney and first story, and vinyl clapboard siding on the dormers and rear enclosed porches. The moderately-pitched roof is clad with composition shingles. The wide eaves are supported with decorative knee brackets, and have a ventilated siding on the underside. The full width front porch is brick with a concrete floor and massive short brick columns are at each end. A brick half wall with drainage holes forms the balustrade.

The facades are generally regular. The front has a central entry door in the north bay and a pair of windows in the south bay. The south façade has one window in the gable and windows in each bay of the first story. There is a coal chute hatch west of the chimney in the foundation. The north façade has a window in each east and west bay and a side entrance in the center. The rear porches and dormers have been closed with vinyl siding. The windows in the enclosed rear porch are one over one modern windows while the dormer and others are six over one and are probably original.

## **MASTER PLAN CONSIDERATIONS**

The 2004 Olde Towne District Master Plan gave the parcel consideration in its proposed recommendations and improvements in the **Sector 5** section:

“Sector 5 is a large area characterized by multi-family dwellings with a few City-owned, underutilized parcels along Summit Avenue. Much of Sector 5 is proposed to remain in its existing condition for the near future. However, opportunities for new development and redevelopment do exist within the sector.”

“Several city-owned parcels along the west side of Summit Avenue between Brookes and Park Avenues do offer significant development opportunity in the near-term. The development of these sites into a higher-density residential community of fee-simple town homes and/or two-over-two condominiums would diversify Olde Towne’s housing stock and tenure, as well as improve the visual quality and pedestrian environment of the area.”

The site is also listed in the draft Historic Preservation Element of the City's Master Plan under a list of site on the list of Olde Towne Historic Resources. Under the Historic Preservation Element's "Objectives" a recommendation states to:

"Preserve resources in conjunction with the Olde Towne Master Plan wherever possible. This may include relocation, adaptive re-use integration into new projects, or inclusion in the proposed Olde Towne Heritage District."

### **HISTORY OF OWNERSHIP**

The property at 106 North Summit Avenue is part of the original Deer Park tract patented by Jeremiah Crabb in 1723. The Southern half of Deer Park was primarily associated with the Clopper and Hutton family.

1870	Mary Augusta (Clopper) Hutton receives 229.5 acres from the Francis Clopper's Deer Park estate
1930	Wiley and Alberta Housley are listed as the renters of 106 North Summit Avenue, according to the U.S. Census
1937	Wiley and Alberta Housley purchase the land at 106 North Summit Avenue, along with two abutting parcels, from Mary Augusta Hutton
1957	Alberta Housley dies; Wiley Housley sells the house and land to Elizabeth, Thelma, and Agnes ("Jackie") Gaither as joint tenants
1986	Jackie Gaither dies, the house is included in her estate
1986	The property is sold to Daniel and Joan Hixon
2005	The Hixon's sell the property to The Maryland Commercial Development Trust, LLC

### **CHRONOLOGY OF HD-31 RECORD**

The record for the designation of this site documents compliance with provisions set forth in the Preservation of Historic Preservation Resources Ordinance.

December 15, 2005	Claudio Joseph applies for demolition of 106 North Summit Avenue
January 8, 2006	Visit to site by the Historic Preservation Advisory Committee (HPAC) and staff
February 2, 2006	HPAC reviewed significance and made recommendation to HDC for designation as a local site
February 21, 2006	HDC holds policy discussion for staff guidance on 106 North Summit Avenue
February 24, 2006	Legal ads placed, property posted
March 20, 2006	Joint Public Hearing held by Historic District Commission with Planning Commission
March 28, 2006	Planning Commission record closed
March 30, 2006	Staff Analysis prepared and submitted to the record

April 5, 2006  
April 13, 2006  
April 18, 2006

Recommendation to HDC by Planning Commission  
HDC record closed  
Policy Discussion by HDC